

STATE OF SOUTH CAROLINA

FILED GREENVILLE CO. S. C.

BOOK 1148 PAGE 39

COUNTY OF GREENVILLE

FEB 10 9 15 AM '70

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
OLLIE FARNSWORTH
R. M. C.

WHEREAS, Linda C. Lane & Crofford G. Lané

(hereinafter referred to as Mortgagor) is well and truly indebted unto Jack O. Wingate, Agent

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Eight Hundred & No/100-----

six months from date

-----Dollars (\$ 800.00-----) due and payable

with interest thereon from date at the rate of 8 per centum per annum, to be paid: six months from date

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Cleveland Township, being known and designated as lot #11 of Section Four of Silver Shoals, recorded in the R.M.C. Office for Greenville County in Plat Book TT at Page 195, and described as follows:

BEGINNING at a stake on the western side of Church Road, northeast corner of lot herein conveyed and running thence S. 81-30 W. 346 feet to a stake; thence S. 22-15 E. 125 feet to a stake in Silver Shoals Road; thence with said road, S. 14-15 E. 300 feet to a stake; thence N. 82 E. 15.5 feet to a stake in Church Road; thence with said road, N. 33-45 E. 410 feet to a stake; thence with said road, N. 11-30 W. 120 feet to the point of beginning.

It is understood that the grantee shall have access and privilege of the use of the Middle Saluda River, together with the other property owners purchasing other lots from M. L. Jarrard, with the exception of the river front area immediately in front of lot #33 and west therefrom which is expressly reserved for M. L. Jarrard.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber, the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.