

MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & [redacted], Greenville, S. C.

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GREENVILLE CO. S. C.  
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BOOK 1153 PAGE 353

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE  
OLLIE FARNSWORTH  
TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, HELEN C. AUSTIN

(hereinafter referred to as Mortgagor) is well and truly indebted unto MARTHA A. FAYSSOUX

(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 Two Thousand and No/100ths

-----Dollars (\$ 2,000.00 ) due and payable

one year from the date of this instrument

with interest thereon from date at the rate of eight (8) per centum per annum, to be paid: one year 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, lying and being on the Eastern side of Conyers Street on the Southeastern side of Hammett Street, being known and designated as Lot No. 8 and a portion of Lot No. 9, as shown on a plat of Park Place recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book A at Page 119 and having, according to a more recent plat prepared by Carolina Engineering & Service Company, dated February 13, 1962, entitled "Property of J. E. Austin and Lewis Batson", recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book AAA at Page 3, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Conyers Street, which iron pin is located 50 feet in a northeasterly direction from the Northeastern corner of the intersection of Lila Street and Conyers Street, and running thence with the Eastern side of Conyers Street, N. 0-20 E. 27.7 feet to an iron pin; thence with the Southeastern side of Hammett Street, N. 41-56 E. 119.9 feet to an iron pin at the joint corner of the premises herein described and property of Louis P. Batson, Jr.; thence with the line of the said property of Louis P. Batson, Jr., S. 48-18 E. 94.1 feet to an iron pin on the Western side of a ten foot alley, thence with the Western side of said ten feet alley S. 0-20 W. 53.4 feet to an iron pin; thence S. 89-45 W. 150 feet to the point of beginning.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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.