

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 1160 PAGE 631

JUL 16 4 34 PM '70 MORTGAGE OF REAL ESTATE

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

WHEREAS, We, George D. Stewart, Thomas R. Strange and P. W. Strange, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Homer Styles

(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 Six Thousand and no/100-----
Dollars (\$ 6,000.00) due and payable

May 14, 1974

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

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, being on the Southern side of S. C. Highway 291 near the City of Greenville, and having the following metes and bounds according to a survey for Homer Styles, plat of which is dated May 2, 1969 and recorded in the RMC Office in Plat Book 4D at Page 109:

Beginning at a point on the Southern side of S. C. Highway Bi-Pass 291 and running thence S. 16-55 E. 190.1 feet to a point; thence S. 5-45 W. 129.3 feet to an old iron pin on a branch; thence with the center line of a branch as the line by the traverse line S. 23-04 W. 55 feet to an old iron pin; thence continuing with the center line of said branch as the line by the traverse line S. 10-04 W. 131.4 feet to an old iron pin on the Northern edge of the right-of-way of the P & N Railroad; thence with said right-of-way N. 60-42 W. 215.6 feet to a point; thence continuing with said right-of-way N. 67-13 W. 52.9 feet to a point; thence N. 25-35 E. 317.1 feet to the beginning corner and being part of the land described in a deed from Joe C. McKinney to Homer Styles, dated October 3, 1969 and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 856 at Page 39.

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.