CREENVILLE CO. S. C.

BOOK 1161 PAGE 661

HORTON, DRAWDY, DILLARD, MARCHBANKS CHAPANY & BROWN, P.A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29403
STATE OF SOUTH CAROLINA JUL STATE OLLIE FARHSWORTH MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE OLLIE FARHSWORTH TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, M. M. DICKSON ...

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & TRUST COMPANY

(hereinalter 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 Five Thousand Five Hundred Fifty-Nine and 84/100----Dollars (\$ 5,559.84) due and payable in 72 monthly installments of \$77.22 each, commencing on September 1, 1970, and continuing thereafter for 72 months, the aforesaid monthly installment to include both principal and interest.

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 scaling 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 the buildings and improvements thereon on Carpin Drive in the County of Greenville, State of South Carolina, being a portion of property as shown on plat of property of Icie H. Patton prepared by J. C. Hill, Surveyor, on May 7, 1955 and recorded in the R. M. C. Office for Greenville County in Plat Book "Y" at page 66; and also being shown as Lot No. 6 on plat of property of Ruth C. Masters recorded in the R. M. C. Office for Greenville County in Plat Book "VVV" at page 65; and having the following metes and bounds according to survey of said Lot No. 6 prepared by C. C. Jones, Registered Engineer, dated November 16, 1968, entitled Property of Marion T. Dickson and Cheryl C. Dickson, and recorded in the R. M. C. Office for Greenville County in Plat Book "ZZZ" at page 87:

BEGINNING at an iron pin in the center of Carpin Drive, which point is 650 feet from Gibbon Road, and running thence N. 8-10 W. 229.3 feet to iron pin; thence S. 65-58 W. 199 feet to iron pin; thence S. 27-10 E. 220.6 feet to iron pin in center of Carpin Drive; thence with the center of Carpin Drive, N. 67-50 E. 123 feet to the point of beginning.

Together with all and singular rights, members, herditaments, 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.