

STATE OF SOUTH CAROLINA

BOOK 1163 PAGE 181

COUNTY OF GREENVILLE GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
AUG 12 10 13 AM '70

OLLIE FARNSWORTH

WHEREAS, we, Patricia R. Martin and Elden E. Martin

(hereinafter referred to as Mortgagor) is well and truly indebted unto Ramsey Lollis

(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 Thousand and No/100-----

-----Dollars (\$ 8,000.00) due and payable
as follows: \$500.00 on the 11th day of August, 1971 and \$500.00 on the 11th day
of each and every August thereafter until the entire amount has been paid.
Payment to be applied first to the interest and then to the principal:

with interest thereon from date at the rate of 3 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, in Oaklawn Township, on the Southern side of S. C. Road 450 and being more fully described as follows:

Beginning at a point in the center of said road at a joint corner of a 6.83 acre tract and a 8.18 acre tract as shown on plat of "Property of Ramsey Lollis" dated February 1956, prepared by C. O. Riddle, RLS, and running thence S. 19-19 E. 1266.5 feet to an iron pin and stone on a line of John Nance Property; thence along a line of John Nance Property S. 50-05 W. 57.8 feet to an iron pin; thence continuing along a line of John Nance Property S. 47-30 W. 593.6 feet to an iron pin; thence along a line of John Nance Property N. 43-13 W. 983.6 feet to an iron pin; thence along a line of a two acre tract N. 53-07 E. 248 feet to an iron pin; thence along a line of said two acre tract N. 43-13 W. 353.2 feet to a point in the center of said road; thence along the center of said road N. 53-07 E. 271.5 feet to a point in the center of said road; thence along a line of a one acre tract S. 35-34 E. 351.3 feet to an iron pin; thence along the back line of two one acre tracts N. 53-07 E. 248 feet to an iron pin; thence along a line of a one acre tract N. 35-34 W. 351.3 feet to a point in the center of said road; thence along the center of said road N. 52-32 E. 100 feet to a point; thence continuing along the center of said road N. 58-52 E. 146.7 feet to a point; thence continuing along said road N. 66-57 E. 168 feet to the beginning corner and containing 22.83 acres, more or less.

The mortgagors are given the right to anticipate payment in full or in any lesser amount at any time.

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.