

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1167 PAGE 295

FILED
GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE

SEP 24 10 27 AM '70 ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, Harvey H. Clinch

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Citizens and Southern National Bank of South Carolina

(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 Forty-three Thousand and no/100 ----- Dollars (\$43,000.00) due and payable on demand

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

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 on the western side of Botany Road, being known and designated as Lot No. 69 of a subdivision known as Botany Woods, Sector II, as shown on a plat thereof being recorded in the R. M. C. Office for Greenville County in Plat Book QQ, at page 79, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Botany Road, joint front corner of Lots 68 and 69, and running thence with the joint line of said lots, N. 83-45 W. 184.9 feet to an iron pin in the rear line of Lot No. 77; thence with the rear line of Lot No. 77, and continuing with the rear line of Lot No. 76, S. 2-09 W. 134 feet to an iron pin, joint rear corner of Lots 69 and 70; thence with the joint line of said lots, S. 89-03 E. 180.6 feet to an iron pin on the western side of Botany Road; thence with said road, N. 3-00 W. 93 feet to an iron pin; thence continuing with said road, N. 6-15 W. 37 feet to the beginning corner; being the same conveyed to the Mortgagor by Richard E. Jones and Helen Lawrence Jones by deed dated February 8, 1966, and recorded in the R. M. C. Office for Greenville County in Deed Book 791, at page 578.

This mortgage is junior in rank to a mortgage given to First Federal Savings and Loan Association recorded in the R. M. C. Office for Greenville County in Mortgage Book 1022, at page 316, having a present balance of \$26,915.14.

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.