

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE—Mann, Foster, Ashmore & Brissey, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA } OCT 20 3 35 PM '70 BOOK 1170 PAGE 57
COUNTY OF GREENVILLE } OLLIE FARNSWORTH
R. M. C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Nannie M. Ford

(hereinafter referred to as Mortgagor) is well and truly indebted unto Eunice A. Baswell

(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 -----Three Thousand Five Hundred Sixty Three and 13/100----- Dollars (\$ 3,563.13) due and payable \$60.00 on the 15th day of each month commencing November 15, 1970, payments to be applied first to interest and balance to principal; balance due on or before five (5) years from date,

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, containing 10.22 acres, more or less, and having according to a plat of the Terrell property prepared by J. C. Hill on October 25, 1965, the following metes and bounds, to-wit:

Beginning at a point on Coleman Road at a corner of the property owned by the said Gladys Terrell, now or formerly, and running along said road N. 24-51 E. 210 feet to an iron pin; thence N. 7-30 W. 729.5 feet to a point at the corner of property owned by Jack Ford and Levenia Ford; thence S. 59-18 E. 164.8 feet to a point; thence N. 30-42 W. 96.6 feet to a point at the corner of property heretofore conveyed to G. H. Vaughan by the said Gladys Terrell; thence S. 60-00 W. 730.6 feet to an iron pin; thence S. 33-00 E. 437 feet to an iron pin; thence S. 82-45 E. 328 feet along the line of property retained by the said Gladys Terrell to an iron pin; thence S. 48-15 E. 346 feet to the beginning corner.

There is excepted from the conveyance a one-acre tract heretofore conveyed to the said Nannie M. Ford by Gladys Terrell which has been recorded in the RMC Office for Greenville County and which is clearly shown on a plat of the Terrell property which is recorded in the RMC Office for Greenville County, South Carolina.

The above-referred to plat is recorded in Plat Book LLL, at Page 49.

The above-described property being the same conveyed to Nannie M. Ford by Gladys Terrell by deed dated the 1st day of November, 1965 and recorded in the RMC Office for Greenville County in Deed Book 785, at Page 255.

This mortgage also covers one twenty-eight (28) foot 1951 Zephyr House trailer.

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.