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

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH  
R. M. C.

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MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Sadie S. Porter

(hereinafter referred to as Mortgagor) is well and truly indebted unto Jack F. Owens

(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 -----  
Thirteen Thousand and No/100----- Dollars (\$ 13,000.00 ) due and payable

\$5,000.00, annually, commencing on or before November 1, 1971, balance due and payable on or before January 1, 1975, all payments to be applied first to interest, balance to principal,

with interest thereon from date at the rate of Eight (8%) 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, at the intersection of Fork Shoals Road and White Horse Road Extension and being more fully described on a plat entitled "Property of Quentin Ball" by Webb Surveying Company, revised October 15, 1966 and having the following metes and bounds, to-wit:

Beginning at a point on the south side of White Horse Road Extension at the intersection with the Old Fork Shoals Road, and running thence N. 72-00 E. 794.5 feet to Fork Shoals Road; thence around the curve of this intersection, the chords of which are N. 83-30 E. 100 feet and S. 72-50 E. 102.9 feet; thence S. 61-00 E. 100 feet, more or less, to the center of a stream as shown on said plat; thence in a southwesterly direction approximately 225 feet, center of stream the line, to a point where two streams flow together; thence continuing in a southwesterly direction approximately 350 feet, center of stream the line, to a point in the center of Conestee Road; thence with the center of said road N. 85-20 W. 200 feet; thence S. 74-24 W. 73.9 feet; thence S. 67-08 W. 274.7 feet; thence S. 76-22 W. 299 feet to the intersection with Old Fork Shoals Road; thence along said Road N. 10-54 W. 481.2 feet; thence N. 30-33 E. 74.95 feet to White Horse Road Extension, the beginning point. This tract contains approximately 12 acres.

LESS, HOWEVER: All that piece, parcel or tract of land situate in Greenville County, South Carolina having the following metes and bounds, to-wit:

Beginning at a point on the northern side of Conestee Road at joint front corner of property of Jack F. Owens and property owned by Porter, and running thence along the middle of said Road N. 85-20 W. 200 feet to a point; thence running S. 74-24 W. 73.9 feet to a point; thence continuing along said Road S. 67-08 W. 35 feet to a point; thence running along a new line N. 26-52 W., crossing a power line, 200 feet to a point; thence running N. 68-33 E. 170 feet to a point; thence running S. 84-53 E. 253 feet, more or less, to a point in the center of a branch; thence running along said branch, which is the line, S. 4-40 W., 200 feet to the point of beginning.

This is a purchase money mortgage.

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.