

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

BOOK 1178 PAGE 415

MORTGAGE OF REAL ESTATE

JAN 19 - 4 54 PM '71

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, We, James H. Fleming and Judy S. Fleming

(hereinafter referred to as Mortgagor) is well and truly indebted unto L. J. Barbrey

(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 Four Thousand Eight Hundred Sixty and No/100 --

Dollars (\$ 4,860.00) due and payable

One year after date

with interest thereon from date at the rate of 7 percentum 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, Austin Township on the North-East side of Scuffletown Road near Simpsonville, S. C., containing 5.36 acres, more or less according to a survey and plat made by C. O. Riddle, Surveyor in Nov. 1970, and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin on Scuffletown road, joint corner with lands of Grady Fowler, and running thence along said road, N: 16-50 W. 140 ft. to iron pin; thence still along road N. 12-38 W. 260 ft. to iron pin; thence N. 83-30 E. 174.9 ft. to iron pin; thence N. 48-33 E. 312.5 ft. to iron pin; thence along Leopard line S. 57-10 E. 460 ft. to iron pin on Fowler line; thence along Fowler line S. 62-20 W. 787.6 ft. to the beginning corner, and being the same lands conveyed this day to mortgagor by mortgagee, deed to be recorded in the Greenville County R. M. C. Office, and this mortgage is given to secure a balance due on the purchase price of said land.

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.