

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE—Mand. <sup>Jan 27, 3 26 PM '71</sup> ~~Walter, Ashmore & Bracey~~, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

} OLLIE FARNSWORTH  
R. M. C.

MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Wendell C. Huff and Ollie Arrowwood Huff,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Carl Grady Poole

(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 -----

Six Thousand Five Hundred and No/100----- Dollars (\$6,500.00 ) due and payable in monthly payments of \$65.00 each, commencing March 1, 1971, and a like amount on the first day of each and every month thereafter, the payments to be applied first to interest, balance to principal, for seven (7) years from date. Any balance remaining due seven years from date will become due within thirty (30) days thereafter;

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of five (5%) 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, consisting of four and one-half (4½) acres, more or less, located at Route #1, Travelers Rest, South Carolina, and shown on the Greenville County Tax Maps on Sheet 649.4, Block 1, Lot 6, said tax maps being incorporated herein by reference thereto and made a part hereof. Said lot is on the southern side of Tigerville Road and, starting at said road, runs in a southerly direction 343 feet; thence in a westerly direction 130 feet; thence in a southerly direction 101.4 feet; thence in an easterly direction 688.5 feet; thence in a northerly direction 385 feet; thence in a southeasterly direction 300 feet; thence in a northerly direction 277 feet to the Tigerville Road.

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.