GREENVILLE CO. 8: C

Attorneys at Law, Justice Building, Greenville \$ 79 Mat 585

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

OLLIE FARNSWORTH MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Virginia B. Mann.

(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 -----on demand,

with interest thereon from

date

at the rate of eight (8%) per centum per annum, to be paid: quarterly.

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 Mortgager in hand well and truly paid by the Mortgagee at and before the scaling 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:

SHEEK STORES OF THE STREET OF THE STREET OF

All that tract of land situate, lying and being on the south side of a road leading east from the Pelham Road in Butler Township, Greenville County, South Carolina, containing 44.46 acres and shown as Tract 1 on plat of the property of A. B. Montgomery estate made by W. Y. Riddle, March 12, 1946, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of road above mentioned at corner of land of J. T. Henderson and running thence with said Henderson line S 26-30 W, 291 feet to a stone; thence still with said Henderson line S 40-0 W, 594 feet to a stone; thence continuing with said Henderson line S 44-30 W, 244 feet to a stake in center of Peters Creek; thence still with said Peters Creek as the line N 45-0 W, 483 feet to a stake in creek at corner of property of J. A. Holcombe; thence with said Holcombe line N 70-15 W, 1496.5 feet to a stake at corner of property conveyed to L. C. Montgomery; thence with said property crossing Peters Creek N 33-30 E, 1070.5 feet to a point in center of road above mentioned; thence with said road S 56-35 E, 790 feet to a point; thence continuing with said road S 61-30 E, 264 feet to a point; thence still with said road S 70-15 E, 1000 feet to the beginning corner

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 heireinabove 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.

> FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK _ -PAGE 46/