

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

BOOK 1190 PAGE 657
1,500

MAY 17 4 42 PM '71 TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH

WHEREAS, I, Edward A. Goldsmith,
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Company

(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 Fifty-two hundred and seventy-three and 28/100

Dollars (\$ 5273.28) due and payable
by monthly installments of \$146.48 per month beginning June 1, 1971

with interest thereon from date at the rate of \$12.82 per centum per annum, to be paid: in monthly installments

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

All that piece, parcel and lot of land lying and being in the Austin Township, County and State aforesaid, near the Laurens Road, in the Laurel Creek section, containing 1.35 acres, more or less, and being a portion of the lands owned by G. C. Franklin at the time of his death, interstate, some years ago, said lot of land is more specifically described by courses and distances as follows: BEGINNING on an iron pin in the Old Laurens Road and running thence S. 78 1/2 E. 3.33 to a pin in said road: thence S. 55 1/2 W. 6.00 to stake in field; thence N. 55 1/2 E. 6.00 to the beginning corner. (thence: N. 78 1/2 W. 3.33 to a pin in field:)

All private and plantation roads adjoining or passing through said lot of land should remain open and use and benefit of the owner of this and other properties belonging to the grantors specified in a deed from Ventrows Franklin et al to Martha Jones and to the various grantees of Ventrows Franklin et al.

This is the same lot of land conveyed to Martha Jones by Ventrows Franklin et al by their deed dated August 8, 1949.

According to a new survey made by J. Mac Richardson, the above lot is shown as lot number 3 of the Franklin Property, containing two acres and is described by courses and distances, as follows: Beginning at an iron pin on the Old Laurens Road at the corner of lot number One(1) belonging to Elizabeth Calhoun and runs thence S. 80-50 E. 219.8 feet to corner: thence S. 54-20 W. 399.2 feet to corner on lot number Eight (8): thence N. 78-30 W. 219.8 feet to corner on lot number Two (2): thence along line of lot number 2 N. 55-30 E. 402 feet to the beginning corner. Vol. 404, page 448 R.M.C. Office.

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.