

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 1232 PAGE 611

MORTGAGE OF REAL ESTATE

AUG 13 4 42 PM '71

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, Jewell E. Brooks and Evelyn H. Brooks

(hereinafter referred to as Mortgagor) is well and truly indebted unto Willie E. Guest and Artie C Guest

(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 One Thousand Five Hundred and No/100-----

Dollars (\$1,500.00) due and payable

on or before April 1, 1972

maturity

with interest thereon from ~~DATE~~ at the rate of Seven per centum per annum, to be paid:

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, Bates Township, containing 2 acres more or less, and having the following metes and bounds, to wit:

BEGINNING at an iron pin (southeast corner) thence running N 9 1/2 W 4.00 chains to an iron pin; thence S 80 1/2 W 5.00 chains to an iron pin; thence S 9 1/2 E 4.00 chains to an iron pin; thence N 80 1/2 E 5.00 chains to the beginning corner, containing two acres, more or less.

LESS HOWEVER, a 10 foot strip of land heretofore conveyed by F. F. Johnson to F.P. Stevens & Co.

ALSO, all that other parcel of land in the State and County aforesaid, shown on plat of Slater Mfg. Co., recorded in the F. M. C. Office for Greenville County in Plat Book AA at page 142 and according to said plat having the following metes and bounds, to wit:

BEGINNING at a concrete monument, corner of property of J. P. Stevens & Co., Inc. and B. F. Johnson, which concrete monument is 245 feet South of the Southeastern side of Talley Bridge road and running thence along property of J. P. Stevens & Co., Inc. S 8- 35 E. 10 feet to an iron pin; thence still with the property of J. P. Stevens & Co., Inc. S 81-03 W 215 feet to an iron pin in the line of property of B. F. Johnson; thence along property of B. F. Johnson N 9-35 W 10 feet to a concrete monument; corner of property of J. P. Stevens & Co., Inc. and B. F. Johnson; thence continuing with the property of said B. F. Johnson N 81-03 E 215.2 feet to a concrete monument, the point of beginning.

Together with all and singular rights, members, hereditaments, 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.