

GREENVILLE CO. S. C.

BOOK 1202 PAGE 623

STATE OF SOUTH CAROLINA

AUG 16 4 07 PM '71

COUNTY OF GREENVILLE

LILLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Lloyd D. Auten, am

(hereinafter referred to as Mortgagor) as well and truly indebted unto

Gertrude G. Howell

(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 Eighty-Seven Thousand, Ninety-Three and 75/100

----- Dollars (\$ 87, 093. 75) due and payable
Fourteen Thousand, Five Hundred Fifteen and 63/100 (\$14, 515. 63) Dollars on the 15th day of August, 1972, and a like amount on the 15th day of August of each succeeding year thereafter until paid in full; the mortgagor shall have the right to anticipate payment in full or in part at any time after January 1, 1972,

with interest thereon from date at the rate of Six (6%) per centum 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, being known and designated as the major portion of Tract No. 3 as shown on a plat of Property of Gertrude G. Howell prepared by C. O. Riddle, December 11, 1968, and recorded in the R. M. C. Office for Greenville County in Plat Book WWV at Page 43 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Woodruff Road at its intersection with Power Drive and running thence with the northeastern side of Woodruff Road, N. 52-07 W. 74.4 feet to an iron pin; thence continuing with the northeastern side of Woodruff Road, the following courses and distances, to-wit: N. 51-44 W. 100 feet to an iron pin; N. 51-21 W. 100 feet to an iron pin; N. 50-27 W. 100 feet to an iron pin; N. 49-22 W. 100 feet to an iron pin at the corner of property of Fair Forest Church; running thence with the line of property of Fair Forest Church, N. 64-05 E. 201.7 feet to an iron pin; thence continuing with the line of property of Fair Forest Church, N. 24-41 W. 132.9 feet to an iron pin in the line of property now or formerly of Dora Thompson Ballenger; running thence with the line of said property, N. 63-57 E. 612.8 feet to a point and running thence along a line through Tract No. 3, S. 25-33 E. 589.6 feet to a point on the northern side of Power Drive; thence with the northern side of Power Drive, S. 64-23 W. 576.5 feet to an iron pin at the intersection of Power Drive and Woodruff Road; thence with the curvature of said intersection, the chord of which is N. 83-52 W. 42.55 feet to 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.