

SEP 13 9 46 AM '71

MORTGAGE OF REAL ESTATE—Mann, Foster, Ashmore & Brissey, Attorneys at Law, Justice Building, Greenville, S.C. BOOK 1206 PAGE 426

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

OLLIE FARNSWORTH  
R. M. C.

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Grover Rogers -

(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 - - - -THIRTY EIGHT HUNDRED AND NO/100THS- - - - -

----- Dollars (\$3800.00 ) due and payable  
\$40.00 on the 7th day of each month commencing November 7, 1971, said payments to be applied first to interest, balance to principal until paid in full with the privilege to anticipate payment of part or all of the principal balance at any time after one (1) year

with interest thereon from date at the rate of eight (8%) 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, on the southeastern corner of the intersection of White Horse Road and Ottaray Street and having the following metes and bounds, to-wit:

BEGINNING at a point at the southeastern corner of the intersection of White Horse Road and Ottaray Street and running thence along Ottaray Street, S. 76-10 E. 170 feet to a stake; thence S. 9-30 W. 60 feet to a stake; thence N. 76-10 W. 170 feet to a stake; thence along the east side of White Horse Road, N. 9-30 E. 60 feet to the point of beginning.

The above described property is the same conveyed to the Mortgagor herein by deed of Pinkney E. Mullinax and Mattie L. Mullinax recorded in the RMC Office for Greenville County in Deed Book 714 at page 411.

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.