

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
MORTGAGE OF REAL ESTATE
OLLIE FARNSWORTH
R.M.C.

WHEREAS: BARRY SAWYER AND LIGELINE T. SAWYER

hereinafter referred to as Mortgagor) is well and truly indebted unto R. C. JONES

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's preliminary note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Nine Thousand Nine Hundred and No/100 Dollars (\$ 9,900.00) due and payable

\$100.00 per month for sixty (60) months with the final payment due by the 1st day of February 1977, with the privilege of making such payments by the 10th day of each month, also with the privilege of anticipating any or all of the balance due at any time.

~~with interest thereon at the rate of ten percent 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, near the City of Greenville, being known and designated as Lot 36, on Plat of East Highland, which plat is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book C, Page 146, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Bryson Street (formerly Carolina Avenue) joint corner with Lot 35, and running thence with the line of said lot, N. 74-30 E. 130 feet to an iron pin with corner of Lot 43; thence with the rear line of said lot, N. 15-10 W. 70 feet to an iron pin, corner of Lot 37; thence with the line of said lot, S. 74-30 W. 130 feet to an iron pin on Bryson Street; thence with the eastern side of Bryson Street, S. 15-10 E. 70 feet to an iron pin, the beginning corner.

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.