

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 1224 PAGE 275

MAR 2 2 22 PM '77

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, I, Berry Oglesby

(hereinafter referred to as Mortgagor) is well and truly indebted unto George M. Sparks, Jr.

(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 and no/100 ----- Dollars (\$ 1,000) due and payable

One year from date

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 near the City limits of Greenville and in settlement known as Stradleyville, fronting 46 feet on Bob Street (being on the west side of said street) and running in a westerly direction in depth one hundred sixty and one-half (160½) feet; having width at rear end of lot of forty-six (46) feet.

ALSO: All that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, near the corporate limits of the City of Greenville, in Stradleyville and described as follows:

BEGINNING at an iron pin on now or formerly Endel's land and running thence parallel with Bob Street 54 feet and ten inches to land now or formerly of J. L. W. McCracken; thence with said McCracken's land 53½ feet to an iron pin on land now or formerly of Simmons; thence with said Simmons' line 54 feet and ten inches to land now or formerly of Endel; thence with said Endel's line 53½ feet to the beginning corner.

The above described property is the same property conveyed to BERRY OGLESBY by J. A. WILLIAMSON in Deed Book 925 at page 202 in the RMC Office for Greenville County.

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.