

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

STATE OF SOUTH CAROLINA

BOOK 1226 PAGE 03

COUNTY OF GREENVILLE GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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OLLIE FARNSWORTH

Bevelly T. Wilborne and Jean M. Wilborne

WHEREAS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Drew C. Moschetto

(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 (\$ 1,000.00) due and payable

\$25.00 a month commencing April 16, 1972, with remaining payments due the 16th day of each and every month thereafter. The entire balance to be paid in full at end of two (2) years.

with interest thereon from _____ date _____ at the rate of 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 eastern side of Bridge Road, near the City of Greenville, being known and designated as Lot No. 6 as shown on a Plat of Chick Springs, Section No. 2, prepared by Piedmont Engineers & Architects, dated July 18, 1966, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book PPP, at Page 75, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at a point on the Eastern edge of Bridge Road at the joint front corner of Lots Nos. 5 and 6, and running thence with the Eastern edge of Bridge Road N. 20-15 W. 21.2 feet to a point; thence continuing with the Eastern edge of Bridge Road N. 18-16 W. 68.8 feet to a point at the joint front corner of Lots Nos. 6 and 7; thence with the line of Lot No. 7 N. 72-38 E. 200 feet to an iron pin; thence S. 19-23 E. 78 feet to an iron at the joint rear corner of Lots Nos. 5 and 6; thence with the line of Lot No. 5 S. 69-45 W. 200 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 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.