

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUL 14 10 35 AM '72
OLLIE FARNSWORTH MORTGAGE OF REAL ESTATE
R.M.C.

BOOK 1237 PAGE 271

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Edward A. Goldsmith

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

L. R. Richardson

(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 Eight Thousand and No/100

-----Dollars (\$ 8,000.00) due and payable

payable in monthly installments of One Hundred Ninety Five and 31/100 (\$195.31) Dollars each beginning thirty (30) days after date and continuing on the same day of each month thereafter until principal and interest have been paid in full. Said payments shall be applied first to interest with balance to principal. (5%)

with interest thereon from date at the rate of five 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, town of Simpsonville, Austin Township, containing 3.16 acres, according to an unrecorded plat of same by W. J. Riddle, February, 1923, and having according to said plat the following metes and bounds:

BEGINNING at a stone on the corner of church lot and running N. 73-35 E., 6.26 chains to a stone in line of property now or formerly owned by Moore; thence with said Moore property, N. 16-30 W. 3.64 chains to a stone; thence S. 73-35 W. 215 chains to a stone corner of property now or formerly owned by F. M. Todd; thence with said property of F. M. Todd, N. 15-45 W. 6.00 chains to a stake; thence S. 86 W. .84 chains to a cedar post; thence S. 11-20 E. 1.88 chains to an iron pin; thence S. 85 W. 93 chains to an iron pin corner of property now or formerly owned by Goldsmith; thence with said Goldsmith property, S. 17-32 E. 4.50 chains to an iron pin; thence S. 73-35 W. 2.55 chains to a stone on the street; thence with said street, S. 16-30 E. 3.64 chains to a stone, the beginning corner.

LESS, HOWEVER, a lot containing .9 acres, more or less which was conveyed by L. R. Richardson to Jeff R. Richardson by deed dated August 31, 1964 recorded in Deed Book 756 at page 534, and reference is hereby made to said deed for a more particular description of the subject property.

This is the same property conveyed to the Mortgagor by deed of L. R. Richardson of even date to be recorded herewith.

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.