

State of South Carolina

Mortgage of Real Estate

County of GREENVILLE 26 3 S.C. 1980

THIS MORTGAGE made this 1st day of February, 1980

by JAMES O. FARNSWORTH

(hereinafter referred to as "Mortgagor") and given to RUTH A. NICHOLSON

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 3714, Greenville, South Carolina, 29608

WITNESSETH:

THAT WHEREAS James O. Farnsworth is indebted to Mortgagee in the maximum principal sum of Eighteen Thousand Five Hundred and No/100 Dollars (\$ 18,500.00), which indebtedness is evidenced by the Note of James O. Farnsworth of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is February 1, 1981 after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976) (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof, and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$ 18,500.00 plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorneys fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

ALL that piece, parcel or lot of land, together with buildings and improvements situate, lying and being at the Southeastern corner of the intersection of Pettigru Street and Williams Street, in the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as Lot No. One on a plat of the Property of Thomas F. Parker, prepared by R. E. Dalton, dated February, 1916, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book E, Pages 114 and 115, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Southeastern corner of the intersection of Pettigru Street and Williams Street, and running thence with the Southern side of Pettigru Street, N. 64-56 E., 63 feet to an iron pin at the joint front corner of Lots Nos. 1 and 2; thence with the line of Lot No. 2, S. 20-35 E., 138.4 feet to an iron pin on the Northern side of a 10-foot alley; thence with the Northern side of said 10-foot alley, N. 64-56 W., 77 feet to an iron pin on the Eastern side of Williams Street; thence with the Eastern side of Williams Street, N. 14-54 W., 140 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Ruth A. Nicholson recorded in the Greenville County RMC Office in Deed Book 950 at Page 487 on August 1, 1972.

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto, all improvements now or hereafter situated thereon, and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto).

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