

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 1 11 47 AM 1964 MORTGAGE OF REAL ESTATE

BOOK 954 PAGE 77

TO ALL WHOM THESE PRESENTS MAY CONCERN:
OLLIE FARNSWORTH
R. M. C.

WHEREAS, WE, Martha Hammond and George Hammond,

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

A. S. Everette and Hazel Everette

(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 -----

Forty-Five Hundred and No/100----- Dollars (\$ 4,500.00) due and payable

in monthly installments of Forty (\$40.00) Dollars each, the first such installment to become due and payable one month from date and a like installment of Forty (\$40.00) Dollars to be due and payable on the same day of each and every month thereafter until the above sum has been paid in full,

with interest thereon from date at the rate of five per centum per annum, to be paid: annually,

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, in Greenville Township, located near the Old Anderson Road on State Highway No. 81, three and one-half miles from Greenville, and being a portion of the Dixie Farms, according to a plat made by Dalton & Neves, Engineers, July 1938, and being designated as Tract No. 4-A, containing 1.96 acres, more or less. Reference to said plat is hereby craved for a more accurate description and the same is shown on the County Block Book for Greenville County at 247-2-4.

BEGINNING at a point in the County Road and running thence N. 49-35 E. 20 feet to an iron pin; thence continuing in the same direction 139.5 feet to an iron pin; thence N. 17-00 E. 65 feet to an iron pin; thence N. 10-00 W. 165 feet to an iron pin; thence N. 27-00 E. 100 feet to an iron pin; thence N. 4-47 E. 46 feet to an iron pin; thence N. 5-07 W. 100 feet to an iron pin; thence S. 47-30 W. approximately 406 feet to the County Road; thence S. 38-15 E. 290 feet to the beginning corner.

This being the same property conveyed to the mortgagors herein by deed of A. S. Everette and Hazel Everett of even date, with these presents, and being recorded concurrently herewith.

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.