

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

WHEREAS, Bryson Heights Enterprises

(hereinafter referred to as Mortgagor) is well and truly indebted unto Edna S. Green

(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 Thirty-Eight Thousand Two Hundred Fifty --

as follows: \$34,381 on the 10th day of October 1969 and \$34,381 on the 10th of each month thereafter until paid in full. Payments to be credited first to interest and the balance to principal

with interest thereon from date at the rate of 7 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, Fairview Township, containing 1.31 acres, according to a plat prepared by U. O. Riddle, Surveyor, June 13, 1969, said plat entitled, "Property of Edna S. Green near Fountain Inn, S. C.", and having the following metes and bounds, according to said plat, to-wit: BEGINNING at an iron pin in the Western edge of an unnamed Street or Road, joint corner with lands of the Mortgagee, and running thence with the Western edge of said Street or Road S. 23-32 W. 225.4 feet to an old iron pin and stone, joint corner with land, now or formerly, of J. T. Gault; thence with the joint line of the Gault land S. 81-01 W, 240 feet to an iron pin, corner with land of the Mortgagee on the Gault line; thence with the joint line of land of the Mortgagee N. 8-59 W. 190 feet to an iron pin, joint corner with land of the Mortgagee; thence with the joint line of other lands of the Mortgagee N. 81-01 E. 361.1 feet to an iron pin the point of beginning.

This being the same property this day conveyed to the mortgagor by deed of the mortgagee, said deed to be recorded herewith. This mortgage is given to secure the balance of the purchase money thereof.

This property is located near Bryson High School and the subdivision known as Bryson Heights.

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.