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MORTCAGE OF REAL ESTATE-Mann, Foster,

OLLIE FARNSWORTH ROLL 123

BOOK 1230 PAGE 111

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

. WHEREAS.

Herman E. Cantrell and Mary M. Cantrell

(hereinafter referred to as Mortgagor) is well and truly indebted unto Associates Financial Services Co., Inc.

"Dollars (\$ 3,500.00

) due and payabl

As stated therein, _

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WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagoe 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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, 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, being known and designated as an Eight (8) acre tract, more or less, in Bates Township, and having the following metes and bounds, to-wit:

Beginning at a point in the road and running thence N. 70 E. 75 feet to a hickory stump; thence N. 54 E. 261 feet to a stone; thence N. $1\frac{1}{2}$ E. 415 feet to a stone; thence N. 10-30 W. 510 feet to a stone; thence N. 59 E. 66 feet to a branch; thence with said branch as the line 1006 feet to a stone; thence S. 48 W. 231 feet to a stone; thence S. 45-3 W. 427 feet to a stake in the Road; thence with the road as the line N. 75-W. 96 feet to bend; thence continuing with the road N. 75 W. 68 feet to bend; thence N. 74 W. 196 feet to the beginning corner.

ALSO: All that piece, parcel or tract of land situate in the State of South Carolina, County of Greenville, being known and designated as a 45½ acre tract, more or less, less 2 acres more or less conveyed to Charley Benson, being in Bates Township on the Waters of the North Saluda River, and having the following metes and bounds, to-wit:

Beginning at a hickory and running thence N. $8\frac{1}{2}$ E. 18 Ch. to a stone; thence N. 30 W. 9.8 Ch. to a maple; thence N. 3-1/4 W. 3.8 Ch. to a stone; thence S. 58 W. 23 Ch. to a stone; thence S. 11 E. 11.07 Ch: to a popular; thence S. 59 W. 5.05 Ch. to a popular; thence S. 2 E. 6.50 Ch. to a stone in form of road; thence S. 4W. to a stone on bank of creek; thence N. 70 E. 13.40 Ch. to the beginning corner.

And being the same property conveyed to the mortgagor by deed recorded in Deed Book 844, at Page 483, in the R. M. C. Office for Greenville County. (523.1-2-39)

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 heireinabove 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.