

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
GREENVILLE
OLLIE FARNWORTH
R. M. C.
AUG 19 3 55 PM 1966
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OLLIE FARNWORTH
R. M. C.

WHEREAS, We, Ben F. Tipton, J. R. Caswell and H. J. Wright
(hereinafter referred to as Mortgagor) is well and truly indebted unto N. J. Carroll

(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 TEN THOUSAND FIVE HUNDRED AND NO/100THS - - -
- - - - - Dollars (\$10,500.00) due and payable

\$2100.00 on principal each year after date, with privilege to anticipate payment of part or all of the balance at any time; balance due five (5) years after date

with interest thereon from date at the rate of 6% 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 Grove Township, containing 31.49 acres, more or less, and being more particularly described according to a plat of survey of PROPERTY OF N. J. CARROLL, recorded in the RMC Office for Greenville County in Plat Book MMM at page 164, as follows:

BEGINNING at an iron pin at the Northern corner of said tract, which iron pin is also in the line of property now or formerly belonging to R. A. and W. E. Blaine, and is at the corner of property now or formerly belonging to Central Realty Corporation, and running thence S. 45-17 E. 868.8 feet to an iron pin; thence S. 24-12 W. 704.6 feet to a point in the center of a branch, which point is between an iron pin on the Northerly side of the branch at a concrete monument on the Southerly side of the branch; thence up the meanders of said branch as the line the following traverse courses and distances: N. 68-37 W. 442.3 feet, N. 9-27 W. 534.3 feet, N. 21-09 W. 317.5 feet, and N. 21-33 W. 252.2 feet to a point in the branch at the corner of property now or formerly belonging to Central Realty Corporation; thence along Central Realty Corporation line, N. 44-43 E. 941.5 feet to the beginning corner.

ALSO: All that piece, parcel or tract of land in Grove Township, Greenville County, State of South Carolina, containing 1.35 acres, more or less, and being more particularly described according to a plat of survey of PROPERTY OF N. J. CARROLL, recorded in the RMC Office for Greenville County in Plat Book MMM at page 164, as follows:

BEGINNING at an iron pin on the Western side of a County Road and running thence along said County Road, N. 3-36 E. 345 feet to an iron pin at the corner of property now or formerly belonging to Blaine; thence along Blaine line, N. 86-24 W. 244 feet to an iron pin; thence still with Blaine line, S. 3-36 W. 136.1 feet to an iron pin; thence S. 45-17 E. 146.7 feet to an iron pin; thence S. 46-14 E. 174.5 feet to the beginning corner.

The above described property is the same conveyed to the mortgagors herein by the mortgagee herein by deed of even date to be recorded and this mortgage is given to secure payment of the balance of the purchase price.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 7 PAGE 433

SATISFIED AND CANCELLED OF RECORD

OLLIE FARNWORTH
DAY OF May 19 72

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 11:23 O'CLOCK A. M. NO. 31629