

DEC 19 12 21 PM '53

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Irene Foole Johnson

(hereinafter referred to as Mortgagor). SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto A. E. 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 Twelve Thousand and No/100- - -

DOLLARS (\$12,000.00),

with interest thereon from date at the rate of six per centum per annum, said principal and interest to be repaid: \$133.23 on January 18, 52, and a like payment of \$133.23 on the 18th day of each month thereafter until paid in full, said payments to be applied first to interest and then to principal, with interest thereon from date at the rate of Six (6%) per cent, per annum, to be computed and paid monthly, with the right to anticipate all or any part of unpaid balance on any interest payment date

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 pursuant to the covenants herein and also in consideration of the further sum of Three (\$3.00) Dollars 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, his heirs, 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 Saluda Township, on the Western side of Buncombe Road, containing 7.52 acres comprised of six separate parcels containing 2.75 acres; 1 acre; 2.48 acres; .40 of an acre; .71 of an acre; and .18 of an acre; being described as follows:

2.75 ACRES BEGINNING at an iron pin corner of property now owned by J.M. Johnson, and running N. 89 $\frac{1}{2}$ W. 4.63 chs. to a stump; thence S. 82 $\frac{1}{4}$ W. 4.15 chs. to a stone on on branch; thence S. 9 E. 3.10 chs. to a sweet gum x3m; thence S. 88 E. 10.40 chs. to red oak tree on Buncombe Road; thence with the said Buncombe Road; thence with the said Buncombe Road, N. 14 E. 20 links, to an iron pin corner of property now owned by J. M. Johnson & Irene Johnson; thence with said property, N. 80 W. 3.17 chs.; thence continuing N. 14 E. 3.11 chs. to the beginning.

1 ACRE BEGINNING at an iron pin at the right-of-way of the Greenville & Hendersonville Hy., or Buncombe Road, and running thence N. 80 W. 2.80 to an iron pin; thence N. 89 $\frac{1}{2}$ W. 37 links to an iron pin; thence S. 14 W. 3.11 to an iron pin; thence S. 80 E. 3.17 to an iron pin at right-of-way of said road; thence along right-of-way of said highway; N. 14 E. 3.20 to the beginning corner.

2.48 ACRES BEGINNING on a red oak on the west side of the Buncombe Road, thence N. 88-00 W. 686 feet to a large black gum, thence S. 7-00 E. 105 feet to a stone; thence S. 49-00 E. 421 feet to a stone; thence N. 22-45 E. 234 feet to a stake; thence N. 74-30 E. 45 feet to a stake; thence N. 15 minutes W. 120 feet to a stake; thence S. 87-00 E. 223 feet to a stake on above said road; thence N. 5-00 E. 20 feet to a red oak, the beginning corner.

.40 OF AN ACRE BEGINNING on an iron pin on the West side of the Buncombe Road, running thence N. 80-30 W. 100 feet to an iron pin, thence N. 10 W. 150 feet to an iron pin; thence S. 78-00 E. 137 feet to an iron pin on the west side of the Buncombe Road; thence with the west side of said road, S. 6-20 W. 135 feet to an iron pin in said road, the beginning corner.

.71 OF AN ACRE BEGINNING on a stone on the old line, thence N. 22-45 E. 234 feet to a stake; thence N. 74-30 E. 45 feet to a stake; thence S. 88-45 E. 78 feet to a stake; thence S. 10-00 E. 150 feet to an iron pin; thence S. 73-15 W. 251 feet to a stone, the beginning corner.

.18 OF AN ACRE BEGINNING on an iron pin near a walnuttree and running thence S. 89-00 E. 50 feet to an iron pin; thence N. 6-00 E. 45 feet to an iron pin; thence S. 79-15 E. 24.4 feet to a pin; thence N. 6-00 E. 76 feet to an iron pin; thence N. 87-00 W. 86.5 feet to an iron pin; thence S. 0-15 E. 120 feet to an iron pin, the beginning corner.

Said six parcels of land being the same conveyed to the mortgagor by deeds recorded in Volume 275 at Page 325, Volume 393 at Page 93, Volume 403 at Page 119, Volume 426 at Page 189; Volume 434 at Page 94.

ALSO, all that tract of land in Saluda Township, being designated as Tract No. 1 of the W.D. Cox Estate described as follows:

BEGINNING at an iron pin in Toogaloo Rd. at corner of J. J. Coleman Property, thence with said Rd. N. 13 E. 3 chs.; thence still with Rd. N. 14 $\frac{1}{2}$ W. 3.89 chs.; thence with Rd. N. 45 $\frac{1}{2}$ E. 5.73 chs.; thence with Rd. N. 45 W. 5.45 chs. to bend in road; thence N. 7 W. 7 chs. to Hood Branch; thence down branch & with N. Saluda River 30.10 chs. to corner; thence S. 10 E. 14.50 chs. to stone; thence S. 18 E. 4.71 chs. to a stone; thence N. 78 $\frac{1}{2}$ E. 6.86 chs. to P.O. Stump

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any thence 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 and any other equipment or 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.

Acres, LESS HOWEVER, 3-2/3 acres heretofore conveyed by the mortgagor to J.C. and Edith L. Reynolds by deed recorded in Volume 308 at Page 400.

5th April 54
A. E. Green

Ollie Farnsworth

5th April 54
Ollie Farnsworth

9:41 a. 7529.