

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Ira A. Gils, Jr.

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

WHEREAS; the Mortgagor is well and truly indebted unto Pluras Hendrix, as Trustee

(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

TWENTY-FOUR THOUSAND & NO/100 ----- DOLLARS (\$24,000.00),  
due and payable in installments of Six Thousand Dollars (\$6000.00), each on December 29, 1962, December 29, 1963, December 29, 1964 and December 29, 1965. Interest shall be payable on said dates in addition to the principal payments of Six Thousand Dollars (\$6000.00). The right is given to anticipate in full or in part at any time after January 1, 1962.

with interest thereon from date at the rate of six per centum per annum, to be paid: as hereinabove stated.

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, Greenville Township, containing 12.3 acres, as shown by a plat thereof made by J. C. Hill, L. S. on November 29, 1955 and of Record in the RMC Office for Greenville County in Plat Book JJ, at Page 99 and having the following courses and distances, to wit:

BEGINNING at an iron pin, at the southernmost part of said tract and in the Eastern line of the New Cedar Lane Road and running thence N. 34-30 E. 813.8 feet to iron pin; thence N. 55 W. 702.2 feet to an iron pin in the center of a New Cut Road; thence along the center of said road S. 34-30 W. 783 feet to a nail and cap in center of Old Cedar Lane Road; thence along the center of said Road S. 69-45 E. 151.6 feet to a point in the Western Boundary of the New Cedar Lane Road; thence S. 48-25 E. 571.2 feet to the beginning corner.

It is agreed that upon the payment of \$14,000.00 by the Mortgagor on the mortgage indebtedness one-half of the premises described herein shall be released from the lien of this mortgage provided, however, such released portion shall not exceed one-half of the frontage on Cedar Lane Road and extending back in a line approximately at a right angle from Cedar Lane Road it being the intent of the parties that the portion of the property remaining subject to this mortgage shall embrace at least one-half of the frontage and shall extend to the rear property line. This is the identical property conveyed to the mortgagor by several deeds from Pluras Hendrix, et al, by deed delivered of even date herewith and this mortgage secures the balance of the purchase price. By request of the grantors the mortgage is executed to Pluras Hendrix as Trustee for himself, Hoy Hendrix, Thelma H. Burdine, Amy H. Redfern, Floyd Hendrix and Faye H. Jones, these being the grantors and each having an undivided one-sixth interest in this mortgage and note which it secures. The Trustee is authorized and directed to execute the Release provided for above; to institute any and all actions necessary to collect the sums due hereunder; and to collect the payments due hereunder transmitting to each of the cestui que trusts his or her one-sixth.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 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.

*Witnesses:*  
*E. Inman*  
*Lora Langshell*  
*Paid in full,*  
*This July 6th. 1962.*  
*Pluras Hendrix, as Trustee*

SATISFIED AND CANCELLED OF RECORD  
6th DAY OF July 1962  
*Ellie Hendrix*  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 11 O'CLOCK A. M. NO. 1012