

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
MAY 17 10
OLLIE FAIRCHILD
R. M. C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, M. L. Jarrard,

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. E. Robinson, as Trustee under B. M. McGee Will, his Successors and Assigns forever:

(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
Eight Thousand and No/100-----Dollars (\$ 8,000.00) due and payable

\$80.00 on the 15th day of each and every month hereafter, commencing June 15, 1962; payments to be applied first to interest, balance to principal. Balance due five years from date, with the privilege to anticipate payment after one year,

with interest thereon from ~~xxx~~ ^{May 15, 1962} at the rate of six 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

All that piece, parcel or lot of land in Cleveland Township, Greenville County, State of South Carolina, containing approximately 13 acres located on the western side of U. S. Highway #276 and being the northeastern portion of the 109 acre tract as shown on the plat of property of Sallie V. Cleveland Fairchild by T. T. Dill dated April 5, 1946 and recorded in the R. M. C. Office for Greenville County in Plat Book "B", at Page 147 and having the following metes and bounds, to-wit:

BEGINNING at a stake in the old road just East of the present right-of-way of U. S. Highway #276 at corner of lands now or formerly owned by J. Harvey Cleveland and Hart, and running thence across said Highway, S. 54-20 W. 1275 feet along Hart line to a stake; thence in a northerly direction through the land of the mortgagor a distance of approximately 1050 feet to a point on the northern line of the mortgagor's property which point is 322 feet West at the southwestern corner of the 3.12 acre tract shown on said plat; thence along the northern line of the 109 acre tract S. 75-10 E. 1200 feet, more or less, to the point of beginning.

ALSO: The 3.12 acre tract adjoining the above described property and shown on the aforementioned plat and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a mark in the center of Highway #276 in line of the aforementioned property and running thence with said line, N. 75-10 W. 755 feet to a stake; thence N. 30-20 E. 393 feet to a mark in the center of said highway; thence with the center of said highway, S. 46-40 E. 735 feet to the beginning corner.

The first mentioned tract is part of the property conveyed to me by deed recorded in Deed Book 290, at Page 308. The 3.12 acre tract was conveyed to me by deed recorded in Deed Book 290, at Page 209.

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.