

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.
MAY 19 11 47

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

890 379

WHEREAS, I, W. D. Howard

(hereinafter referred to as Mortgagor) is well and truly indebted unto Zack Gosnell

(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 Five Thousand and 00/100

Dollars (\$ 5,000.00) due and payable

as follows: One Thousand and 00/100 Dollars (\$1,000.00) on July 15, 1962, and the remaining Four Thousand Dollars (\$4,000.00) to be paid in four annual payments of One Thousand Dollars (\$1,000.00) each on July 15th, beginning July 15, 1963.

with interest thereon from date at the rate of six per centum per annum, to be paid annually

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for any other sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, or for any other purposes

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the moneys lent, 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 Mortgagor 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, and heretofore constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Saluda Township, on the Northeast side of U. S. Highway no. 25 (Poinsett Highway), about 20 miles North from Greenville, and having, according to a plat of survey made by J. C. Hill, surveyor, September 17, 1956, the following metes and bounds, to-wit:

BEGINNING on an iron pin on the E/S of U. S. Highway no. 25 and running with said Highway, N. 15-20 E., 224.5 feet; thence continuing with said Highway, N. 10-30 E., 251.3 feet; thence continuing with said Highway, N. 10-00 W., 218.5 feet to an iron pin; thence S. 78-00 E., 220.2 feet, to a W. Pine; thence N. 88-15 E., 835 feet to an iron pin; thence Due North 296 feet to an iron pin in branch; thence following branch as line in a Northeasterly direction, 1,080 feet, more or less, to a fork in branch; thence N. 81-45 E., 415 feet to an iron pin; thence S. 04-30 W., 462 feet to an iron pin in road; thence S. 47-30 W., 1,108.8 feet to an iron pin; thence S. 05-00 E., 726 feet to an iron pin; thence N. 68-45 W., 653.4 feet to an iron pin; thence S. 84-00 W., 747.3 feet to the point of beginning, containing .3708 acres, more or less.

The above described property is all of the same conveyed to the mortgagor herein by deed of the mortgagee of even date, as yet unrecorded.

It is agreed by the mortgagor herein that no timber will be cut from said property until this mortgage is satisfied.

Together with all and singular rights, members, hereditaments, 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.

The debt hereby secured is paid in full and the Lien of this instrument is satisfied this 9 of May 19 63

By: Zack Gosnell
Witness: Morris Smith

SATISFIED AND CANCELLED OF RECORD
9 MAY 19 63
ZACK GOSNELL
R. W. SMITH & COMPANY, S. C.
AT 134 COLUMBIA ST. NO. 38803