

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
GREENVILLE CO. S. C.

MAY 19 11 47 AM 1962

WHEREAS, I, William F. Shivers

W. D. Howard

CLERK
H. M. C.

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

(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 Seven Thousand Seven Hundred Twenty-Six and 68/100-----

Dollars (\$ 7,726.68) due and payable

as follows: One Thousand and 00/100 Dollars (\$1,000.00) on July 15, 1962; and the remaining balance in annual installments of One Thousand and 00/100 Dollars (\$1,000.00) on July 15th of each year 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 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, Bates Township, containing 66.38 acres, more or less, and having, according to a plat made by W. A. Hester, surveyor, September 25, 1937, the following courses and distances, to-wit:

BEGINNING at an iron pin on the County road leading from Marietta to Pickens at the joint corner of land now or formerly owned by H. A. Gudger and Jessie Bates, and running thence with the line of the Bates land, S. 85 E., 11.00 chains to a stake; thence continuing with the line of the Bates land, S. 87 1/2 E., 24.00 chains to an iron pin on Saluda river; thence up said river as a line, the following courses and distances: N. 1.10 chains; N. 38 1/2 E., 1.20 chains; N. 30 E., 1.07 chains; N. 54 E., 2.90 chains to a stake on Saluda river, corner of land now or formerly owned by Looper; thence with Looper line, N. 32 W. 19 chains, more or less, to iron pin on branch; thence up said branch and following the line of land conveyed to W. D. Howard by B. A. Bridges, the following courses and distances, to-wit: S. 85 W. 154 feet; N. 44-45 W., 175.5 feet; S. 80 W. 107 feet; S. 55-15 W., 147 feet; N. 84-45 W. 110 feet; N. 88 W., 127 feet; N. 65 W., 50 feet; N. 40-30 W., 129 feet; N. 25 W., 201 feet to an iron pin in County road leading to Marietta; thence with said road as line, the following courses and distances: S. 14 W., 10.00 chains to bend; thence continuing with said road, S. 55 W., 8 chains to bend; thence S. 20 W., 5.00 chains to bend; thence S. 7 1/2 W., 6.57 chains to iron pin, the point of beginning, being all of the same conveyed to the mortgagor herein by deed of the mortgagee herein of even date, as yet unrecorded.

It is agreed between mortgagor and mortgagee that any timber sales from said land will be applied to this mortgage up to the amount of mortgage; that the mortgagor has privilege to clear land ditches for farming purposes.

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.

In Satisfaction See R. E. M. Book 1015 Page 520.

RECORDED AND INDEXED OF RECORD
MAY 3 DAY OF Dec. 1965
Ollie Jansworth
H. M. C. OF GREENVILLE COUNTY, S. C.
P. 16635