

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, the said John W. James, of the County and State aforesaid  
(hereinafter referred to as Mortgagor) is well and truly indebted unto Rana M. Lawson Perry Abbott

(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 Fourteen Thousand, Four Hundred, Twenty-nine Dollars and Fifty Cents Dollars (\$ 14,429.50) due and payable

within five (5) years from date, with the right and privilege to anticipate payment of same anytime within said period;

with interest thereon from date at the rate of six (6) per centum per annum, to be paid: quarterly as accrued

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, his heirs & 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, on the eastern side of New Funcombe Road (formerly the Thompson Road), and being known and designated as a portion of Tract or Lot Number 1 of the property of the estate of John T. Beattie, as shown on a plat thereof recorded in the P. M. C. Office for Greenville County, South Carolina, in Plat Book E at page 120, and containing 1.00 acre, more or less, and being more particularly described as follows:

BEGINNING at an iron pin on the east side of New Funcombe Road, 120 feet from the corner of property now or formerly belonging to Arthur Miller, and running thence N. 43-00 E. 200 feet to an iron pin; thence S. 34-25 E. 120 feet to an iron pin; thence N. 43-15 E. 735 feet to an iron pin; thence S. 65-10 W. 200 feet to an iron pin on the New Funcombe Road; thence with the eastern side of the New Funcombe Road, S. 4-30 E. 75 feet to an iron pin on New Funcombe Road, thence continuing with the New Funcombe Road, S. 37-04 E. 165 feet to an iron pin, the point of beginning, and being triangular in shape, except for a parcel, shaped like a parallelogram, 120 feet by 200 feet, conveyed out of the southwestern corner.

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, his 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, his heirs, successors and assigns, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

FOR SATISFACTION TO THIS MORTGAGE  
SATISFACTION BOOK 4 112

SATISFIED AND CONVEYED  
6 Dec. 11  
Ollie Farnsworth  
R. 10-75 A 15912