

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton & Arnold, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF ~~CROSWELL~~ }
PICKENS }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Grady W. Morgan (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Bank of Travelers Rest, (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 Hundred Ninety and 41/100

DOLLARS (\$590.41), with interest thereon from date at the rate of Seven per centum per annum, said principal and interest to be repaid: \$49.20 on the 27 day of August, 1962, and a like payment of \$49.20 on the 27 day of each month thereafter until paid in full, with interest thereon from date at the rate of seven per cent, per annum, to be computed and paid in advance

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 ~~CROSWELL~~ Pickens, on waters of Saluda River and having the following metes and bounds, to-wit:

BEGINNING at point in the center of Freeman Bridge Road where a field road intersects with Freeman Bridge Road S. 68 W. 202 feet to red oak; thence S. 57 W. 690 feet to a sweet gum; thence S. 78 W. 190 feet to a dogwood; thence S. 49 W. 798.9 feet to an iron pin where Foster corners; thence N. 9-14 E. 623.7 feet to a large rock; thence N. 13-01 E. 739.2 feet to an iron pin on the north side of Freeman Bridge Road; thence N. 83-30 E. 758 feet to a rock in branch; thence N. 58 W. 399 feet to a post oak on the south side of Freeman Bridge Road; thence following said road N. 66 E. 561 feet to a bend in road; thence S. 73 E. 261 feet to a bend in road; thence S. 43 E. 812 feet to the beginning corner, containing 30 acres, more or less, bounded on the north by Mack Huff and G. W. Morgan; on the east by Cleveland Duncan; on the south by Bessie Hendricks; on the west by N. S. Wilson. For a fuller description of the above described land see a plat by Dean C. Edens, dated December 29, 1956; being the identical tract conveyed to Grady W. Morgan by Bessie Hendricks by deed dated December 29, 1956, recorded in Book of Deeds 8-N at Page 243, in the office of the Clerk of Court for Pickens County.

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.