

GREENVILLE CO.
DEC 7 2 52 PM 1962
ONLIE F. W. WORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Raymond E. Scott, Rufus W. Scott and Marshall W. Scott

(hereinafter referred to as 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

TWO THOUSAND AND NO/100 ----

Dollars (\$ 2,000.00) due and payable

One year from date hereof with the privilege of anticipation

with interest thereon from date at the rate of Six per centum per annum, to be paid semi-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, being on the Western side of Huff Line and extending from the Southern side of Douglas Avenue to the Northeastern side of Lee Street in the County and State aforesaid, consisting of 3.28 acres, and being known and designated as Tract 2 on a plat entitled "Property of F. W. Poe Mfg. Co., Greenville, S. C." made by The McPherson Co., Engineers, Greenville, S. C., March 1, 1949, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin at the Southwestern intersection of Douglass Avenue and Huff Line, and running thence along the Western side of Huff Line S. 6-48 E. 463.2 feet to an iron pin; thence continuing along Huff Line S. 21-24 W. 260.1 feet to an iron pin at the Northwestern intersection of Huff Line and Lee Street; thence along the Northeastern side of Lee Street N. 45-0 W. 126.5 feet to an iron pin; thence continuing along the Northeastern side of Lee Street N. 44-0 W. 183 feet to an iron pin, the joint corner of Tracts 1 and 2; thence along the common line of Tracts 1 and 2 N. 47-40 E. 165 feet to an iron pin; thence continuing along the common line of said tracts N. 17-45 W. 403.1 feet to an iron pin on the Southern side of Douglass Avenue; thence along the Southern side of Douglass Avenue S. 87-34 E. 45 feet to an iron pin; thence continuing along the Southern side of Douglass Avenue S. 86-29 E. 212.8 feet to an iron pin, the point of beginning.

Less, however, those certain parcels of land previously conveyed and recorded in Deeds Vol. 509, at page 509 and Deeds Vol. 590, at page 278. This property is shown in Auditor's Office on Sheet 149, Block G, Lot 1.

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.