

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S.C.
DEC 27 9 40 AM 1962
OLIE F. WORTH
R.M.C.

MORTGAGE OF REAL ESTATE BOOK 910 PAGE 39

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, P. A. Hairston,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Eunice A. Baswell, her Heirs and Assigns forever:

(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

\$50.00 on the 1st day of each month, commencing January 1, 1963, payments to be applied first to interest, balance to principal,

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

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

All that piece, parcel or tract of land in Greenville Township, Greenville County, State of South Carolina, situate, lying and being on the eastern side of the Old Saluda Dam Road (Old Pendleton Road), containing 4 acres, more or less, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Old Saluda Dam Road at the south-western corner of the lot heretofore deeded by Mamie C. Hairston to P. A. Hairston on February 26, 1960 as shown by deed recorded in the R. M. C. Office for Greenville County in Deed Book 645, Page 328 and running thence along the line of other property of the mortgagee N. 86-00 E. 185 feet, more or less, to an iron pin in the line of property now or formerly belonging to Grumbles; thence along Grumbles' line, S. 12-00 E. 99 feet to an iron pin; thence still with Grumbles' line, S. 19-00 E. 205 feet crossing branch to an iron pin near twin poplars; thence still with Grumbles' line, S. 3-00 W. 153.6 feet to an iron pin; thence a new line in a northwesterly direction passing through the center of the spring and running 195 feet, more or less, to an iron pin; thence along another new line, S. 88-00 W. 248 feet, more or less, to an iron pin on the eastern side of Old Saluda Dam Road; thence with said Road in a northeasterly direction, 243 feet, more or less, to the beginning corner.

The above described property is the same conveyed to me by Mamie C. Hairston by deed dated May 1, 1962 and recorded in the R. M. C. Office for Greenville County in Deed Book , Page

— 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.

For Release 0.52 Area See Deed Book 89 Page 592 deeded to Seila A. Hairston