

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

JUL 5 11 12 AM '33

MORTGAGE OF REAL ESTATE

927 323

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Larry Jackson

Meares of Greenville County

WHEREAS, I, Larry Jackson Meares

(hereinafter referred to as, Mortgagor) is well and truly indebted unto The Palzer-Williamston Bank

(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

Twelve thousand and no '00/100 - - - - - Dollars (\$ 12,000.00) due and payable
on demand after date

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, Oaklawn Township, lying and being situated on the East and West side of Old Georgia Road more particularly described by plat made by John C. Smith, Surveyor, February 23, 1908 which shows the following courses and distances to wit: BEGINNING at Iron Pin on the Southwestern corner of this tract (Larry J. and Thelma Meares) and running thence N. 46-00 W. 2235 feet along Mrs. Paxton's line to point on J. A. Davis line; thence, N. 70-30 E. 528 feet to point on Ernest Jenkins line; thence, along Jenkins line S. 61-30 E. 2755 feet to point on Thomas and Mildred Meares line; thence, S. 80-25 W. 501.7 feet to point; thence, N. 00-30 E. 105 feet to point; thence S. 80-25 W. 415 feet to point in center of road; thence along center of road S. 00-30 W. 105 feet to point in road; thence still with road S. 00-44 W. 161.8 feet; thence, S. 89-00 W. 330 feet to point; thence S. 36-41 W. 144.7 feet to beginning corner. Containing 40.70 acres, more or less. Bounded on the North and East by Ernest Jenkins, on the South and West by Mrs. S. H. Paxton and others.

This being the remainder of that same tract of land willed to me by my father Arthur L. Meares. Will duly recorded in the office of the Probate Judge of Greenville County

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.