

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

SEP 16 3 12 PM 1963
MORTGAGE OF REAL ESTATE

OLLIE NORTH

BOOK 934 PAGE 373

To All Whom These Presents May Concern:

Whereas: I, SAMUEL TOWNES HOLLAND, JR.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto FARMERS BANK OF SIMPSONVILLE, S. C., its successors and assigns,

(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 FOUR THOUSAND FIVE HUNDRED and NO/100-----
-----Dollars (\$4,500.00) due and payable
one year after date,

with interest thereon from date at the rate of SIX per centum per annum to be paid: quarterly

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, Austin Township, and described as follows:

52.98 acres, more or less, and being known and designated as Lots 21 through 27 inclusive as shown on plat of Marsmen, Inc., recorded in Plat Book S at Page 75, and being more particularly described according to said plat, as follows:

BEGINNING at an iron pin in the center of State Highway No. 14 and running thence with Hahn line S. 56-03 E. 385 feet to an iron pin at head of Gray's Branch; thence with Gray's Branch N. 87-25 E. 223 feet to an iron pin; thence still with Gray's Branch N. 89-53 E. 231 feet to an iron pin; thence still with Gray's Branch S. 78-08 E. 171 feet; thence still with Gray's Branch N. 72-58 E. 198.9 feet; thence still with Gray's Branch N. 66-42 E. 88 feet to an iron pin; thence still with Gray's Branch N. 13-48 E. 173.2 feet; thence still with Gray's Branch N. 48-02 E. 165.9 feet to an iron pin; thence still with Gray's Branch S. 89-37 E. 83.3 feet; thence still with Gray's Branch, N. 44-58 E. 107.6 feet; thence still with Gray's Branch N. 8-36 E. 67.8 feet; thence still with Gray's Branch N. 72-12 E. 139.7 feet to an iron pin; thence still with Gray's Branch N. 9-52 E. 100.6 feet; thence still with Gray's branch S. 76-18 E. 133.3 feet; thence still with Gray's Branch N. 10-01 E. 64.3 feet; thence still with Gray's Branch N. 46-48 E. 130 feet to an iron pin; thence still with Gray's Branch N. 46-48 E. 302.9 feet to an iron pin; thence still with Gray's Branch N. 44-42 E. 122.2 feet; thence still with Gray's Branch N. 1-03 W. 221.2 feet to a stone; thence N. 44-31 W. 943.8 feet to an iron pin in center of Old State Highway No. 14; thence with said Highway S. 45-57 W. 322.9 feet to an iron pin; thence still with said highway S. 45-57 W. 300 feet to an iron pin; thence still with said highway S. 45-57 W. 69 feet to an iron pin; thence still with said highway S. 45-17 W. 231 feet to an iron pin; thence still with said highway S. 45-17 W. 300 feet to an iron pin; thence still with said highway S. 47-07 W. 100 feet; thence still with said highway S. 54-43 W. 100 feet; thence still with said highway S. 67-07 W. 100 feet to an iron pin; thence still with said highway S. 70-10 W. 100 feet; thence still with said highway S. 66-16 W. 100 feet; thence still with said highway S. 58-50 W. 100 feet to an iron pin in the center of the intersection of New State Highway No. 14 and Old State Highway No. 14; thence with New State Highway No. 14 S. 21-27 W. 100 feet; thence still with New State Highway No. 14, S. 21-27 W. 165 feet; thence still with New State Highway No. 14, S. 18-05 W. 339 feet to an iron pin, the beginning corner, and being the same property conveyed to the mortgagor by deed recorded in the R. M. C. Office for Greenville County in Deed Volume 663 at Page 11.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining; and all of the rents, issues, and profits which may arise or be had thereon, 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 Mortgagee 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.