

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE

OCT 3 10 52 AM 1963 TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 936 PAGE 291

OLLIE R. WORTH

WHEREAS, we, Edgar Sanders and Juanita Sanders,

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. E. Robinson, as Trustee under B. M. McGee Will, his successors 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 Six Thousand and No/100----- Dollars (\$ 6,000.00) due and payable

\$60.00 on the 15th day of each and every month hereafter, commencing November 15, 1963; payments to be applied first to interest, balance to principal, balance due five years from date, with the privilege to anticipate payment after one year,

with interest thereon from date at the rate of Six 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 situate, lying and being in Butler Township, Greenville County, State of South Carolina, on the northwestern side of Bennett Bridge Road and being a portion of Tract No. 1 of the property of Curtis G. Henderson as shown of plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "AA" at Page 127 and having according to a more recent survey prepared by C. O. Riddle for J. K. Keller dated January 2, 1957 the following metes and bounds, to-wit:

BEGINNING at a nail in the center of Bennett Bridge Road in the line of property now, or formerly owned by L. D. Ford and running thence along the line of Ford property N. 44-34 W. 64.3 feet to an iron pin; thence continuing along said line N. 44-34 W. 1031 feet to an iron pin in the center of a public road; thence along the center of said public Road N. 18-05 E. 250.9 feet to an iron pin; thence along the line of property now or formerly owned by Keller N. 50-30 E. 272 feet to an iron pin; thence N. 69-38 E. 1459.7 feet to an iron pin; thence along the old line of Tract No. 1 S. 30-15 W. 882 feet to an iron pin; thence S. 7-21 W. 798 feet to a point in the center of Bennett Bridge Road; thence along the center of said Road S. 68-50 W. 99.8 feet to a point; thence continuing along said Road S. 77-48 W. 299.6 feet to the point of beginning, and containing 30 acres, more or less.

The above described property is the same conveyed to the mortgagors by deed recorded in Deed Book 663, at Page 212.

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.