

STATE OF SOUTH CAROLINA
COUNTY OF LAURENS
AND GREENVILLE

BOOK 537 PAGE 129
MORTGAGE OF REAL ESTATE
RECORDING FEE
& COST PAID
TO ALL WHOM THESE PRESENTS MAY CONCERN

OCT 1 - 1963

ALLEN D. COLEMAN
TREASURER
LAURENS COUNTY, S. C.

WHEREAS, I. R. T. Brassell
(hereinafter referred to as Mortgagor) is well and truly indebted unto W. Fulmer Wells

(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 Eight Thousand, Six Hundred Ninety-seven and 50/100 Dollars (\$ 8,697.50) due and payable in three annual installments of the following amounts: 1st installment \$2,899.17, 2nd installment \$2,899.17, and 3rd installment \$2,899.16, the first installment to become due one year after date hereof, and the other installments to fall due each at the expiration of each year thereafter

with interest thereon from date of the rate of Six per centum per annum, to be paid:

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 Laurens and Greenville, containing Two Hundred and forty-five acres, more or less, being bounded on the Northwest and Northeast by lands now or formerly of West Virginia Pulp and Paper Company, and on the North and East by lands now or formerly of Knight, and on the South by lands now or formerly of Taylor, branch being the line, and on the Southwest and West by Saluda River, being shown and delineated as Monroe tract Number 4, by plat of survey of John C. Billingsley, L. S. No. 1161, dated October 1957. Said plat is incorporated herein and made a part hereof by reference.

This Tract is designated as Tract No. 3 in the deed of George E. Wasson to W. Fulmer Wells, dated October 31, 1957, and recorded in Book 126 of Deeds, page 254, in the Office of the Clerk of Court of Laurens County; in Deed Book 607, page 164, RM Office for Greenville County, and in Volume 11-0, Page 31, Clerk of Court Anderson County.

This is a purchase money mortgage.

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.