

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

APR 27 3 22 PM 1964

MORTGAGE OF REAL ESTATE

BOOK 956 PAGE 397

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R.M.C.

WHEREAS, Ralph M. Horne and Sam T. Staggs, Co-partners, d/b/a S. & H. Enterprises (hereinafter referred to as Mortgagor) is well and truly indebted unto J. M. Hodgens and Lela S. Hodgens

(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 Ten Thousand & 00/100

Dollars (\$ 10,000.00) due and payable

at the rate of \$70.00 per month commencing on the 1st day of May, 1964 and the final payment not later than 10 years from date.

with interest thereon from date at the rate of five(5) per centum per annum, to be paid: 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, on Geer Highway, North of Renfrew Bleachery and more fully described as follows:

BEGINNING at a point on the Geer Highway at joint corner of property of J. M. and Lela S. Hodgens and running thence N. 66-59 E. 384.7 feet from center line of Rail Road; thence S. 25-47 E. 295.1 feet to an iron pin; thence N. 47-57 E. 511.3 feet to an iron pin; thence S. 79-11 E. 443.6 feet to an iron pin; thence N. 30-44 E. 678.9 feet to an iron pin along line of property of Abney Mills; thence S. 89-48 W. 222.8 feet to an iron pin along line of property of Jeremiah Gray; thence N. 29-23 E. 223.4 feet to an iron pin; thence S. 88024 W. 1298.3 feet along line of property of Avery Ray, to an iron pin; thence S. 4-16 W. 394.7 feet along line of property of Mary A. Burns, to an iron pin; thence S. 64-17 W. 169.9 feet along line of property of Mary A. Burns to an iron pin; thence N. 17-44 W. 331.5 feet along line of Mary A. Burns to an iron pin; thence N. 41-32 E. 357.6 feet along line of Mary A. Burns to an iron pin; thence N. 21-48 W. 56.5 feet to an iron pin; thence N. 89-03 W. 564 feet along line of property of Avery Ray, to an iron pin at center line of Rail Road; thence along Rail Road as follows: S. 4-26 E. 100 feet; S. 9-12 E. 100 feet; S. 12-32 E. 100 feet, S. 16-48 E. 100 feet, S. 20-28 E. 100 feet, S. 25-01 E. 136 feet, S. 26-56 E. 510 feet to the beginning corner.

The above tract consists of 30.78 acres more or less excluding 15 foot right of way for the rail road and the above description taken from plat made of L. E. Horton property, made October, 1962.

Together with all and singular rights, members, herditaments, 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 SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 27 PAGE 17

SATISFIED AND CANCELLED OF RECORD
27 DAY OF APRIL 1964
OLLIE FARNSWORTH
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:16 O'CLOCK P. M. APRIL 27 1964