

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE
APR 9 4 55 PM 1964
OLLIE FARNSWORTH
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 974 PAGE 423

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Charles W. Mears and Virginia Brown Mears

(hereinafter referred to as Mortgagor) is well and truly indebted unto Jonas Bishop

(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

Three thousand and no/100----- Dollars (\$3,000.00) due and payable
Twelve hundred and no/100 (\$1,200.00) Dollars one (1) year from date and balance
two (2) years from date together with accrued interest, with privilege of
pre-payment without penalty.

with interest thereon from date at the rate of 6% 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 Greenville, Paris Mountain Township, and containing 42.6 acres, as will more or less fully appear by reference to plat made by Terry T. Dill, Reg. C.E. and L.S., in October, 1959 and being more particularly described according to said plat which is of record in the R. M. C. Office for Greenville County in Plat Book QQ, Page 31 as follows:

BEGINNING at a point near County Road on Capps line at wagon axle; thence S. 53-15 W. 884 feet along said road to point; thence S. 53-15 W. 1029.5 feet in a straight line to iron pin at edge of County Road; thence S. 84-45 W. 145.8 feet in a diagonal line across said road to iron pin on the edge thereof; thence S. 52-15 E. 1435 feet along Moody land to stone at poplar on branch; thence N. 24-10 W. 55 feet to iron pin on branch; thence N. 2-45 W. 135 feet to iron pin; thence N. 35-13 E. 100 feet to iron pin on branch; thence N. 25-22 E. 120 feet to iron pin near branch; thence S. 57-00 E. 275 feet to iron pin on O. E. Brown line; thence N. 68-35 E. 318.5 feet to iron pin; thence S. 42-45 E. 296.5 feet to iron pin; thence N. 27-00 E. 476 feet to iron pin; thence N. 60-00 W. 500 feet to iron pin; thence N. 42-08 W. 206.4 feet to iron pin; thence N. 15-12 W. 266 feet to point near branch, thence N. 6-00 E. 303 feet at point near gully; thence N. 38-00 E. 275 feet to a point near gully; thence N. 47-10 E. 147 feet to iron pin on Old Road; thence N. 40-30 W. 121.6 feet to iron pin; thence N. 30-W 130 feet to point of beginning.

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.

Paid and satisfied in full this 3rd day of March, 1965.

Jonas Bishop

Witness:
Sidney L. Jay

RECORDED AND CANCELLED OF RECORD
3rd DAY OF March 1965
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 12:42 O'CLOCK P. M. NO. 24522