

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

DEC 14 3 32 PM 1964

BOOK 981 PAGE 43

MORTGAGE OF REAL ESTATE

of Greenville County

OLLIE FARNSWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, J. B. McGill

WHEREAS, I, J. B. McGill

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Pelzer-Williamston Bank

30m (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 six hundred and no/100- - - - - Dollars (\$3,600.00) due and payable

on demand after date

with interest thereon from date at the rate of six per centum per annum, to be paid: semi-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, Oak Lawn Township, containing 4.62 acres, more or less, situated on the East side of Old Holland Ford Road, being designated as Tract No. One (1) of the Rice land surveyed by John C. Smith, Surveyor, October 7, 1964 which shows the following courses and distances to wit: BEGINNING at a point in the intersection of the Holland Ford Road and a County Road being joint corner with J. B. McGill, thence along center of road, McGill line, S. 76-10 E. 237 feet to point in road, thence S. 41-40 E. 95 feet, S. 21-40 E. 175 feet, S. 24-10 E. 145 feet to Iron Pin on Baynard line, thence along Baynard line S. 31-00 W. 173.3 feet to Iron Pin, thence along new line N. 70-49 W. 515.1 feet to nail in center of said Old Holland Road, thence along center of road N. 21-34 E. 431.9 feet to beginning corner. Bounded on teh North by J. B. McGill and on the East by Baynard and on the South by Tract No. Two of the Rice land on the West by Holland Ford Road.

This being that same piece of land conveyed to me by Tecora R. Cater, J. Truman Rice, Eunice Rice Gray, Velma R. Campbell and Inez R. Lindley, by deed dated November 28, 1964 and duly recorded along with this mortgage.

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, Oaklawn Township, one mile east from Pelzer near Holland Ford Road and being a part of tract No. 1 in a plat of Survey of land of Jasper Wilson, dec. by William L. Lee, Surveyor, on October 14, 1913, this being the same property conveyed to J. Roy Chapman by deed of J. Truman Rice, et al., dated May 31, 1956 and recorded in Vol. 561, page 257, R.M.C. office for Greenville County, said tract containing 26.6 A., more or less.

ALSO: All that tract of land in Oaklawn Township, State and County aforesaid and about 1/2 mile East from Pelzer on the Holland Ford Road, containing 22.78 acres, more or less, according to survey and plat made by John C. Smith, Surveyor, dated May, 1949, and being the same tract deeded to J. Roy Chapman by D. Paul Gray, December 23, 1958 and recorded in Deed Book 613, Page 96, R.M.C. office for Greenville County.

This being that same piece of property conveyed to J. B. McGill by Haskell M. George and Mildred Wilson George in their deed dated and recorded along with this mortgage.

According to a recent survey, the Plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book LL, at page 105, that portion of Tract No. 1 of the Jasper Wilson lands, the first tract hereinabove conveyed, contains 22.64 acres, more or less, instead of 26.6 acres, more or less.

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.

Wit:
Nancy Autry
Joyce Callenburg
OLLIE FARNSWORTH
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:10 O'CLOCK 10/10A. 1964 NO. 13364
Paid The Pelzer-Williamston Bank
November 28, 1966,
Williamston, S.C.
W. H. Sullivan, Jr.
Exec. Vice President