

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

MAR 22 8 39 AM 1965

MORTGAGE OF REAL ESTATE BOOK 989 PAGE 279

OLLIE FARNSWORTH  
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Albert O. Taylor, Jr. and Walter Garrett

(hereinafter referred to as Mortgagor) is well and truly indebted unto George S. Rainey

(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 and No One Hundredths

Dollars (\$10,000.00) due and payable

Four Thousand, Five Hundred and No One Hundredths Dollars (\$4,500.00) due Ninety (90) days from date, the remaining unpaid balance to be paid in two equal annual installments, January 1, 1966 and January 1, 1967 unless sooner paid.

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

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, in Grove Township, containing in the aggregate 119 acres, more or less, being composed of the three following tracts of land conveyed to the grantor herein in Deed recorded in Deed Volume 425 at Page 519 and having the following metes and bounds, to-wit:

BEGINNING at a post oak and running thence S. 30 3/4 W. 20.70 chains to a stone (formerly a pine); thence N. 55 1/4 W. 15.50 chains to a dogwood on the creek; thence S. 45 W. 9.50 chains to stone; thence N. 39 3/4 24.36 chains to a stone; thence N. 69 E. 36.50 chains to stone; thence S. 35 E. 21.00 chains to the beginning.

BEGINNING at a stone and thence N. 80 1/8 W. 22.13 to stone 3x; thence N. 47 1/2 E. 9.50 to stone in creek; thence S. 53 1/2 E. 15.50 to beginning corner.

BEGINNING at an iron pin in the new cut road and running thence N. 45 W. 729 feet to an iron pin on J. H. Rainey's line; thence along said line S. 32 1/2 W. 845 feet to an iron pin near the road; thence S. 50-30 E. 576 feet to the iron pin in the road; thence N. 43-30 E. 766 feet to the beginning corner and containing 12 acres, more or less.

The mortgagee hereby covenants and agrees to release 1/2 the acreage contained in this deed upon receipt of Four Thousand Five Hundred Dollars (\$4,500.00) on the present balance and the remaining 1/2 of the acreage contained in this deed shall constitute the sole security for the remaining unpaid balance.

Mortgagors hereby covenant and agree that mortgagee shall have and retain income from this property due from soil bank commitment for the year 1965.

Mortgagors further covenant and agree that mortgagee shall also receive any and all payments for acreage contained herein for pine trees growing on said property.

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 in full and satisfied 3-23-1967  
Geo. S. Rainey*

*witness - Sarah C. Rainey*

SATISFIED AND CANCELLED OF RECORD

24 DAY OF March 1967

*Ollie Farnsworth*

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 12:04 O'CLOCK P. M. NO. 22877

*For Release - See Deed Book 777 Page 540 deed to Anthony & Helen Mayo & Ann  
For Release - See Deed Book 774 Page 47 deed to Helen & Ann*