

MORTGAGE OF REAL ESTATE—Offices of PYLE & PYLE, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE C. S. C.

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

MORTGAGE OF REAL ESTATE
JUN 22 11 1965

BOOK 998 PAGE 509

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS,

B. V. JOHNSON,

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

HOMER STYLES

(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 Twelve Thousand Five Hundred and no/100 ----- Dollars (\$ 12,500.00) due and payable

at the rate of One Thousand and no/100 (\$1000.00) Dollars per annum, first payment on or before one year from date, the entire balance due and payable on or before five years from date, mortgagor reserving the right of anticipating the entire balance or any part thereof at any time, without penalty, with interest thereon from date at the rate of 6% 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

All that piece, parcel or tract of land situate, lying and being in O'Neal Township, Greenville County, South Carolina, known as Lot No. 7 of the J. T. Styles land, and containing 59½ acres, more or less, and having the following courses and distances, according to survey and plat made by D. N. Adams, August 1, 1938, to-wit:

BEGINNING at the southwest corner of said tract, also corner of Lot # 6, of J. T. Styles Estate, on river, and running thence with river the following courses and distances: N. 89 E., 1.80; S. 44½ E., 2.10; S 89 E., 2.75; E 3.50 N, 89 E., 4.25; N 9 E., 1.30; S 69 E., 1.90 and N 48½ E., 1.30 to mount of branch; thence up said branch, the following courses and distances: N. 4½ W., 3.60; N. 1½ W., 3.90; N. 21 E., 2.10; N. 35 E., 4.30; N. 25 E., 7.00; N. 12½ E., 3.30; N. 25¼ W., 3.30; N. 20½ W., 1.30; N 6½ E., 3.45 to road; thence S. 80¼ W., 7.00; thence S. 52½ W., 9.70; thence N. 88 W., 5.60; thence N. 85 W., 4.25 to corner of Tract No. 6; thence with line of said tract, S. ½ W., 7.80 feet; thence S. 9½ E., 19.00 to the beginning corner.

ALSO, all that tract adjoining the above described property and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Pine Log Ford Road, over a culvert running under said road, and running thence with said Road, N. 73 E., 5.85 to iron pin; thence S. 10-45 W., 1852.8 feet to iron pin; thence N. 81 W., 580 feet to iron pin on bank of Long Branch; thence in a northerly direction, following the meanderings of said branch as the line, 1674 feet, crossing Pine Log Ford Road to the point of beginning and containing 18.1 acres, more or less.

LESS, however, a five acre tract conveyed to Winnie Hunt by Deed recorded in Deed Book 336, Page 249, a 2.08 acre tract conveyed to James Earl Bruster by deed recorded in Deed Book 622, Page 119, and 0.64 acres conveyed to John F. Berryhill by deed recorded in Deed Book 768, Page 599. See Plat Book "FF", Page 516, for plat of the 5 acre and 2.08 acre tracts hereinabove mentioned.

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 this 25th day of August 1969.

Homer Styles

In the presence of:

Vance B. Drowdy

Nancy C. Hunter

SATISFIED AND CANCELLED OF RECORD

25 DAY OF August 1969

Ollie Farnsworth

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

AT 4:59 O'CLOCK P. M. NO. 4713