

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.
DEC 14 10 49 AM 1965
CLERK OF COURTS
R. M. C.

MORTGAGE OF REAL ESTATE

BOOK 1016 PAGE 601

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Ralph M. Horner & Sam T. Staggs,

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

-----Twenty five hundred and no/100 (\$2500.00) Dollars (\$2500.00) due and payable
At the office of the Travelers Rest Savings Loan Assn. or at such other place
as may be designated by the holder hereof in monthly installments of \$30.00
first payment due 30 days from this date, and on the same day in each succeeding
month until paid in full, said payments to be first applied in payment of monthly
interest and the balance thereof upon and in reduction of principal.
with interest thereon from date at the rate of Six 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, Bates Township, located on Geer Highway, near Renfrew Bleachery and being more fully described as follows:

BEGINNING at an iron pin on line of Renfrew Mill property and 15 feet East of center line of G & N railroad, and running thence with right of way of railroad, N 26-50 W 418.8 feet to an iron pin; thence N 65- 45 E 370 feet to an iron pin; thence S 26- 50 E. 295.1 feet to an iron pin on Renfrew property line; thence S 47 -W 377.3 feet to the beginning corner, and containing 3.0 acres, more or less.

This being the same property conveyed of even date by Mortgagee by deed to Mortgagor's. Also being that same property conveyed to Mortgagee by Heirs of W.T. Hodgens by deed as recorded in R.M.C. office Greenville County in Book 771 at page 255.

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 24 PAGE 796

SATISFIED AND CANCELLED OF RECORD
25 DAY OF July 1974
Hannie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:16 O'CLOCK P.M. NO. 2524