

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Arvin Ray Boyce, of



Greenville County

WHEREAS, I, Arvin Ray Boyce

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

(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

Five hundred & 00/100- - - - - Dollars (\$ 500.00 ) due and payable

on demand

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

All that certain piece, parcel or lot of tract of land containing 53-11/100 acres, more or less, known as Tract No. 1 of the Estate of B. S. Owens, deceased, in Oaklawn Township, County of Greenville, State of South Carolina, located on both sides of the public road leading from the Augusta Road near the home of I. A. McDavid to Pelzer, and situated about one and one-half miles from Pelzer, South Carolina, on the water of Grove Creek and now in the possession of Arvin Ray Boyce, adjoining lands of W. E. Owens, and W. T. McMahan, Arch McMahan and Poole & Shumate, (Now or formerly) and R. F. Lenhardt, and is properly described according to the plat prepared by James P. Willis, Surveyor, December 8, 1910, as follows, to wit:

BEGINNING at a stone on said Pelzer Road, joint corner of Owens, Lenhardt and Boyce tracts, and running thence with Lenhardt line North 72-3/4 E. 24.55 to a stone, corner of tract formerly owned by Allison; thence with the said Allison line North 16 1/4 W. 10.15 to a spring near said road; thence continuing with said Allison line North 12 1/2 E. 2.75 to stone 3X; thence with said Poole & Shumate line South 83-3/4 W. 15.80 (Crossing branch twice) to a stone 3X; thence with said Arch McMahan estate North 63 1/2 W. 15.22 to a stone 3X; thence with line of W. E. Owens South 20 West 12.00 to stone 3X; thence continuing with said W. E. Owens line South 43 East 18.00 to stone on road, being the point of beginning and being the same tract of land conveyed to the said Arvin Ray Boyce by deed of Mrs. L. H. Owens bearing date of August 9, 1916, and recorded in the office of the R.M.C. for Greenville County, South Carolina in Deed Book 40 at page 21.

Less however, four(4) acres lot on Northeast corner of the above described tract which has been conveyed to Singleton.

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 & SATISFIED, this 23 day of May 1969.

Southern Bank and Trust Company Greenville, South Carolina Successors To The Pelze-Williamston Bank

By John G. Chapman asst. V. Pres.

Witness Joyce Ellenburg Nancy Autrey

SATISFIED AND CANCELLED OF RECORD

26 DAY OF May 1969  
Ollie Farnsworth  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 9:30 O'CLOCK A. M. NO. 38153