

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

FILED  
GREENVILLE CO. S.C.  
MORTGAGE OF REAL ESTATE

BOOK 1038 PAGE 175

TO ALL WHOM THESE PRESENTS MAY CONCERN

I, Charles M. Dogan

of Greenville County

WHEREAS, I, Charles M. Dogan

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

One thousand five hundred thirty-two & 64/100 - - - - - Dollars (\$ 1532.64 ) due and payable due on demand

with interest thereon from date at the rate of 7 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 piece, parcel or lot of land in Dunklin Township, Greenville County, State of South Carolina, School District 1-C: containing twenty-three and fifteen one-hundredths (23.15) acres, according to a survey made Feb. 4, 1944, by W. M. Nash, Regis. Surv. Eng., and having the following metes and bounds to-wit: Beginning at an iron pin, joint corner of John H. McKittrick and E. M. Blythe; thence N 10-40 E. 13.87 chains to an iron pin on the northern bank of branch; thence N 10-40 E. 20.87 chains to an iron pin in a road; thence N 10-40 E. 4.82 chains to an iron pin, McKittrick's corner; thence due West 19.90 chains to an iron pin, joint corner of Charles King and John H. McKittrick; thence S 25 1/2 W. 4.55 chains to an iron pin at the branch (Horse Creek); thence down said Creek S 45 1/2 E. 10 chains to a bend in said creek; thence N 81 E. 5 chains to a bend in said creek; thence S .66 E. 7 chains along said creek to a bend; thence N 73.3/4 E. 3.50 chains to an iron pin which is the second pin in this description, that is 13.87 chains to the point of beginning, excluding the first line in this description this portion of the land contains nineteen and 25 one-hundredths (19.25) acres, more or less; the second parcel of land containing three and nine-tenths (3.9) acres contains the following description; beginning at an iron pin, joint corner of McKittrick and Blythe (the same being the beginning point of the first description hereinabove set out); thence N 10-40 E. 34.74 chains to an iron pin in the center of the county road; thence S 2 3/4 W. 5.50 chains along the old road to an iron pin; thence S .7 W. 2 chains to the creek; thence S 39 3/4 S. 2 chains to a point; thence S .11 1/2 W. .63 chains to a point; thence S .163/4 E. 2 chains to a point; thence S 17 E. 6 chains to a point in the new road; thence S 2 1/2 W. 3.90 chains to a point in the road; thence N 80 W. 4.35 chains to the beginning corner, containing three and nine-tenths (3.9) acres. ALSO, a small corner of land lying east of the Blythe line and west of a small branch, being south of the line running from the highway as N. 80 W. 4.35 chains to the beginning corner, and being that small strip of land lying between the Blythe and the branch.

This being that same lot of land conveyed to me by John D. Ruff by his deed dated Nov. 13, 1947 and recorded in the office of the R.M.C. for Greenville County in Book N, page 3.

Together with all and singular rights, members, hereditaments, 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 Dec. 28, 1967.*

*The Pelzer-Williamston Bank*

*By W. H. Sullivan Jr. Exec. Vice Pres.*

*Witness - Nancy Outry  
Louise M. Taylor*

SATISFIED AND CANCELLED BY RECORD  
28 DAY OF Dec. 1967  
Ollie Farnsworth  
R. M. C. FOR GREENVILLE COUNTY S. C.  
AT 9:30 O'CLOCK A. M. NO. 17819