

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1049 PAGE 499

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, JAMES W. STRAWHORN

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE COMMERCIAL 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 Sixteen Hundred and No/100

----- Dollars (\$ 1600.00) due and payable
\$40.00 per month on the 2nd day of March, 1967, and \$40.00 on the Second day of each and every month thereafter

with interest thereon from date at the rate of 6% 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, containing 96.26 acres, more or less, according to plat of property of Estate of Effie B. Strawhorn made by Hugh J. Martin, Reg. L. S., August 9, 1961, and according to said plat being more particularly described as follows:

BEGINNING at a nail in the center of U. S. Highway No. 76 and running along the center of said highway S. 89-01 W. 1300 feet to an iron pin on James McCall property; thence along the McCall property N. 25-13 W. 3030 feet to X in creek; thence N. 20-42 E. 93 feet to an iron pin; thence along the meanderings of a branch as the line 2379 feet to an iron pin XO on the property of R. C. Collins; thence along the Collins property, S. 24-25 W. 858.5 feet to an iron pin XO; thence S. 74-24 E. 475.2 feet to an iron pin XN on the property of Estate of Parrot Knight; thence along the Knight property S. 26-16 W. 872.1 feet to an iron pin; thence S. 66-46 E. 493.6 feet to an iron pin XO on the J. W. Strawhorn property; thence along the Strawhorn property S. 14 W. 329.5 feet to a nail cap in the center of said U. S. Highway No. 76, the beginning corner.

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.

Satisfied and cancelled this the 31st day of Jan. 1970.

The Commercial Bank

John W. Agnew Cashier

Witnesses George Parker

Connie Mc Gaha

SATISFIED AND CANCELLED OF RECORD

3 DAY OF Feb 1970

Ollie Farnsworth

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

AT 9:30 O'CLOCK A. M. NO. 17142