

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: Paul E. Gault and H. Zed Jones, Jr.,

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

(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 Nineteen Thousand Seven Hundred Fifty and No/100--

----- Dollars (\$ 19,750.00) due and payable

in five (5) annual equal payments of \$3,950.00 per year with the first payment due and payable one (1) year from date and each of the four (4) remaining payments each successive year thereafter; debtors to have the right, at any time after January 15, 1968, to anticipate any and all payments in advance without penalty;

plus ~~with~~ interest thereon from date at the rate of six (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:

tract

"ALL that certain piece, parcel or ~~lot~~ tract of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, located in the Town of Fountain Inn, in Fairview Township, shown on plat entitled "Survey for J. C. Peden" prepared by Carolina Engineering & Surveying Company, dated June 14, 1967, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the intersection of McCarter Road and Woodside Avenue and running thence N. 56-05 E. 50.4 feet to an iron pin; thence with line of Morris, S. 53-47 E. 160.4 feet to an old iron pin; thence S. 43-01 E. 333.7 feet to an old iron pin; thence S. 25-35 E. 735.3 feet to an old iron pin; thence S. 20-35 W. 836 feet to an iron pin; thence with line of Richardson Estate, N. 78-57 W. 932.3 feet to an iron pin; thence with line of Garrett, N. 22-48 E. 427.2 feet to an iron pin; thence continuing with Garrett, N. 80-47 W. 209.2 feet to an iron pin in center of McCarter Road; thence with the center of McCarter Road, N. 23-29 E. 101.9 feet to an iron pin; thence continuing with the center of McCarter Road, N. 25-10 E. 932.3 feet to an iron pin; thence with line of McGee and Tomason, S. 79-15 E. 2,564.5 feet to an iron pin; thence N. 5-57 W. 1,542 feet to an iron pin; thence with line of Woodside Mills, S. 87-27 E. 1,885.7 feet to an iron pin in Woodside Avenue; thence with Woodside Avenue, S. 50-0 E. 261.6 feet to an iron pin; thence S. 49-19 E. 330 feet to an iron pin; thence continuing with Woodside Avenue, S. 49-0 E. 594 feet to the beginning corner, being shown on the above mentioned plat as being composed of two tracts, one containing 68.4 net acreage and the other containing 31.54 net acreage.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 217

PAID AND CANCELLED BY RECORD
10 DAY OF 02 1967
RECORDED IN BOOK 1033 PAGE 217
AT 11:00 A.M. 02 1967