

AUG 9 12 37 PM 1967

MORTGAGE OF REAL ESTATE—Offices of W. W. WILKINS, Attorney at Law, Greenville, S. C.
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

BOOK 1068

43

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, H. H. Plemmons

WHEREAS, I, H. H. Plemmons

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

(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 Eight Thousand

Dollars (\$ 8,000.00) due and payable

in ten equal installments of \$800.00 each beginning on August 9, 1968 and continuing on the 9th day of each and every August thereafter until the entire principal sum is paid in full

with interest thereon from date at the rate of 6 per centum per annum, payable annually when due to bear interest at same rate as principal ~~with interest thereon~~

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, J. A. Chastain,

All that tract of land in Highland Township, Greenville County, state of South Carolina, containing 49 acres more or less as shown on plat made by Campbell & Clarkson, August 2, 1948 and having according to said plat the following metes and bounds, courses and distances, to-wit:

Beginning at a pin in a county road (dirt) corner of property of grantor and Lucy Bell C. Cunningham; thence with said county road N. 1-00 E. 1691.3 feet to an iron pin in line of property of John D. Chastain; thence with the line of said property N. 54-00 E. 1271 feet to a point in a branch; thence up said branch as the line 850 feet more or less to a point; thence S. 71-45 E. 473 feet to an iron pin (stone); thence S. 31-10 W. 1015 feet to a point (Hickory down); thence S. 41-00 W. 523 feet to an iron pin; thence S. 2-30 W. 107.8 feet to an iron pin corner of property of the grantor; thence with a new line S. 82-00 W. 642.5 feet to the beginning point, in said county road.

The above mortgage is given to secure a portion of the purchase price of the within described property.

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, his or its heirs, successors and assigns, forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he 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.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

Handwritten signatures and notes:
Paid in full 8/10/68
J. A. Chastain
H. H. Plemmons

SATISFIED AND CANCELLED OF RECORD
DAY OF 1968
R. M. C. FOR GREENVILLE COUNTY, S. C.