

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

BOOK 1069 PAGE 127

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Kirby Greene

of Greenville County

WHEREAS, I, Kirby Greene

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. A. Hopkins

(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

Fifteen hundred thirty & 01/100 - - - - - Dollars (\$ 1530.01) due and payable

on demand after date

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 Greenville, in Dunklin Township, School District 1-C, about 21 miles southward from Greenville Court House, on a road leading from the Pelzer Road and having the following metes and bounds, to wit:

BEGINNING at a pin corner of Annie M. Bruce and Jim Donald lands and thence with Jim Donald's line S. 4 W. 9.23 chs. crossing the road to a store; thence again with Jim Donald's line S. 24 W. 25.17 to a poplar; thence with E. J. King's line crossing the road S. 77-15 W. 8.48 to a pine; thence continuing with E. J. King's line S. 25 W. 7.25 to a pine and S. 7 E. 7:25 to a pin, and S. 41-30 E. 3.36 crossing a branch to a pin E. J. King's corner; thence N. 60 W. 3.26 to a poplar stump; thence S. 68-30 W. 5.78 to a wild cherry stump; thence S. 29-30 W. 8.90 to a pin on the east bank of Saluda River; thence, the river being the line, along the east bank of said river as follows: N. 27-45 W. 9.63, N. 7-15 W. 11.70 to the mouth of the branch flowing into the River; thence N. 17 W. 9.22 to the confluence of a branch with the river; thence, the branch the line, S. 85 E. 3.65 N. 60-15 E. 5.96 to a Maple at the confluence of two branches; thence with the Woodson line N. 64-15 E. 16.39 to a stone; thence N. 56 E. 6.80 to a stone Annie M. Bruce corner; thence with the Bruce line N. 36-05 E. 19.35 to the beginning corner and containing 73.24 acres, more or less.

This is the same piece of land conveyed unto me by John W. Seaborn in his deed dated Sept. 28, 1948 and recorded in the office of the R.M.C. for Greenville County in Book 468 of deeds, page 283.

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 March 18, 1971.

W. A. Hopkins

*Witness Beverly B. Atkins
Louise Taylor*

RECORDED AND CANCELLED OF RECORD
18 APR 1971
Ollie Farnsworth
R.M.C. FOR GREENVILLE COUNTY, S. C.
AT 4:51 O'CLOCK P. M. 1971