

APR 16 9 25 AM 1918

MORTGAGE OF REAL ESTATE—Mann, Foster, Johnston & Ashmore, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

CLERK OF THE COURT
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, BENJAMIN GAUSE

(hereinafter referred to as Mortgagor) is well and truly indebted unto PUCKETT BROTHERS, INC.

(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 Seven Hundred and No/100 Dollars (\$ 1,700.00) due and payable

on or before one (1) year after date, with the privilege to anticipate payment of part or all at any time

with interest thereon from _____ date at the rate of six 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:

"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 Grove Township, about 3 miles from Conestee Mills, containing 18.41 acres, more or less, and according to plat made by W. J. Riddle, February 4, 1918, the property is more fully described as follows:

BEGINNING at a stone on the eastern side of bridge over Reedy River on road leading from Laurens to Fork Shoals, and running thence with the said road, 3.05 chains in a northeasterly direction to a point; thence N. 61-45 W. 3.34 chains to a point; thence N. 63-30 W. 2.65 chains to a stake; thence N. 1-30 W. 6.75 chains to a point; thence N. 13-15 E. 6.60 chains to a point; thence N. 41 E. 9.87 chains to a stake; thence N. 34 E. 6.70 chains to a stake; thence N. 73-15 E. 3.75 chains to a point; thence N. 9-30 E. 7.50 chains to a stake; thence N. 2-30 W. 2.78 chains to a point; thence N. 4-30 W. 10.25 chains to a point; thence N. 47-30 E. 7.14 chains to a point; thence N. 36 W. 2.74 chains to a stone on Maple Creek; thence with the meanders of the creek in a south-westerly direction to its confluence with Reedy River; thence with Reedy River in a southerly direction to the beginning point.

The above-described property is the same conveyed to me by the Mortgagee herein by deed of even date herewith, and this mortgage is given to secure payment of a portion of the purchase price.

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.

*Paid in full 5/1/18
Puckett Bros. Inc.
J. P. Puckett Pres.
Witness Walter H. Taylor
Darius H. Williams*

SATISFIED AND CANCELLED OF RECORD
23 DAY OF July 1918
Oliver F. ...
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:01 O'CLOCK P. M. NO. 1215