

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

2:14 P.M.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, **Poinsett Home Builders, Inc.**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **C. S. Fox**

(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 - - - - -

- - - - - **Eleven Thousand and 00/100ths** - - - - - Dollars (\$11,000.00) due and payable.

at any time upon demand after two (2) years from the date hereof.

with interest thereon from **date** at the rate of **six & one-half** per annum, to be paid: **quarterly**
(6½%)

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 **Gantt Township** being known and designated as the southern portion of Lots Nos. 17 and 18 according to plat of **Oakvale Farms** made by **C. C. Jones** dated August 1941 and recorded in the RMC Office for Greenville County in Plat Book "M", at page 15 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of a 30 foot road, joint corner of property herein conveyed and property conveyed to **B. F. Kennedy** by Deed Book 407, page 35, and being situate 30 feet west of the **P & N Railroad** right-of-way and running thence along the **Kennedy** property S. 20-17 W. 85.3 feet to an iron pin; thence S. 72-30 W. 100 feet to an iron pin; thence N. 83- W. 94 feet to an iron pin; thence N. 73-30 W. 123.5 feet to an iron pin; thence S. 77-30 W. 111 feet to an iron pin; thence S. 73-30 W. 157 feet to an iron pin on the joint line of Lots Nos. 18 and 19; thence with the line of Lot No. 19, 139.4 feet to an iron pin joint rear corners of Lots Nos. 18 and 19; thence S. 60-19 E. 237.4 feet to an iron pin, joint rear corner of Lots Nos. 17 and 18; thence S. 60-19 E. 330 feet to an iron pin on the **P & N Railroad** right-of-way; thence with said right-of-way N. 20-17 E. 562.5 feet to an iron pin on the southern side of a 30 foot road; thence with said road N. 73-53 W. 30 feet to the point of beginning.

ALSO:
All that piece, parcel or tract of land in **Saluda Township**, State of South Carolina, **Greenville County**, containing 200.5 acres more or less and being on or near **Terry Creek Road** and adjoining property of **L. R. Wood** and being the same conveyed to **M. C. Bradburn** by two deeds, one by **J. D. Robins** dated May 9, 1953, conveying 192 acres recorded in the RMC Office for Greenville County in Deed Book 478, page 138 and the other being by **L. R. Wood** to **M. C. Bradburn** for 8.5 acres dated August 14, 1954 and recorded in Deed Book 506 page 413.

Said property is the same conveyed to the mortgagor herein by the said **M. C. Bradburn**. There is excluded from this description certain lots heretofore sold and conveyed off of the above described property.

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.

See Release - part of the ...

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