

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

JAN 20 10 31 AM 1969

BOOK 1115 PAGE 53

OLLIE FARNSWORTH  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Richard R. Perdue and Betty J. Perdue

(hereinafter referred to as Mortgagor) is well and truly indebted unto the First Piedmont Bank and Trust Company

(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 Twenty Three Thousand and No/100

Dollars (\$ 23,000.00 ) due and payable

as follows: One Hundred Twenty Five (\$125.00) Dollars on the 15th of March, 1969 and a like amount on the 15th of each month thereafter, with additional payment of One Thousand Eight Hundred (\$1,800.00) Dollars on April 15, 1969 and One Thousand Eight Hundred (\$1,800.00) Dollars on April 15, 1970, with the entire remaining balance due Two (2) years from date. Payments to be applied first to interest and balance to principal. Privilege to anticipate without penalty is reserved. with interest thereon from date at the rate of Seven (7%) per centum per annum, to be paid: - - -

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, Chick Springs Township, containing 40.9 acres, more or less, situate, lying and being on both sides of Hammett Road, being shown on a plat entitled "Property of Richard R. Perdue" made by Webb Surveying Company dated November 1968, recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book 4A, Page 5, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the north side of Hammett Road adjoining property of Stephens and running thence N. 26-04 E. 475 feet to an iron pin; thence N. 80-34 E. 77.8 feet to an iron pin; thence N. 87-39 E. 177 feet to an iron pin; thence N. 53-11 E. 105 feet to an iron pin; thence N. 16-37 E. 270 feet to an iron pin; thence N. 71-37 E. 156.5 feet to the end of an old bridge support; thence along the meanders of the Enoree River to an iron pin, corner of property of Joel and Sarah Greene; thence S. 18-14 W. 183 feet to an iron pin; thence S. 37-45 W. 178 feet to an iron pin; thence S. 72-53 W. 175.5 feet to an iron pin; thence S. 88-15 W. 115.5 feet to an iron pin; thence S. 63-25 W. 191.5 feet to an iron pin; thence S. 87-15 W. 206.6 feet to an iron pin; thence S. 5-05 E. 97 feet to an iron pin; thence S. 21-38 E. 316.8 feet to an iron pin near Hammett Roan; thence across Hammett Road S. 49-35 W. 1061.3 feet to an iron pin; thence N. 74-39 W. 470.5 feet to a stone; thence N. 22-03 E. 720 feet to an iron pin; thence S. 66-48 E. 203 feet to an iron pin; thence along a branch N. 16-08 E. 423 feet to a point in Hammett Road; thence N. 32.07 W. 241.8 feet to the point of beginning.

This is the same property deeded to the mortgagors by deed of Emma Idell Bell to be recorded herewith.

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.

*State of South Carolina  
County of Greenville  
Subscribed and paid in full this 20th day of  
January 1969.  
First Piedmont Bank and Trust Co.  
By Louis V. Frumpton  
Vice President and Cashier  
attest: C. Perry Earle III  
Loan Officer*

*25 DAY OF July 1969  
Ollie Farnsworth  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 2:37 O'CLOCK P. M. NO. 2017*