

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

BOOK 1129 PAGE 369

JUN 23 11 00 AM '69

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:  
OLLIE FARNSWORTH  
R. M. C.

WHEREAS, H. E. McQUEEN AND BOYD L. McQUEEN

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. H. JOHNSON

(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 Six Thousand Five Hundred and No/100-----

Dollars (\$ 6,500.00 ) due and payable

\$75.00 per month commencing July 19, 1969 and \$75.00 on the 19th day of each and every month thereafter until paid in full, with the privilege of anticipating any or all of the balance due at any time.

with interest thereon from date at the rate of Seven(7) per centum per annum, to be paid: monthly

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:

tract

"ALL that certain piece, parcel or ~~XX~~ of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Saluda Township, and being shown on Plat of property of Charles H. Johnson, survey made by Terry T. Dill, C. E., December 2, 1950 and recorded in the RMC Office for Greenville County in Plat Book VV at page 75, and being more particularly described in a deed from Aileen S. Brock; et al, to the grantor herein, recorded in the RMC Office for Greenville County in Deed Volume 474 at page 381, as follows:

BEGINNING at a bolt in abutment of Old Talley's Bridge; thence S. 66-30 W. 290 feet to a white oak tree on N. side of Talley's Bridge Road; thence S. 28-30 E. 403 feet to an iron pin on corner of Jesse B. Talley's land; thence N. 44-15 E. 1590 feet along Jesse B. Talley's Land to iron pin; thence S. 71-15 W. 251 feet along Gilbert land to iron pin; thence N. 49-45 E. 1535 feet along Aileen S. Brock land to iron pin on bank of North Saluda River; thence down the course of said River 544 feet to the point of beginning, said tract contains 8.7 acres, more or less.

It is expressly agreed by the mortgagors that no timber will be cut on the within described property until such time as this mortgage is paid in full.

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.