

JUL 25 11 30 AM '69

BOOK 1132 PAGE 301

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

OLLIE FARNSWORTH MORTGAGE OF REAL ESTATE

R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN,

WHEREAS, Betty G. Cooper

(hereinafter referred to as Mortgagor) is well and truly indebted unto P. L. Bruce Company, a limited Partnership, its successors and assigns,

(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

Thirty Thousand Dollars (\$ 30,000.00 ) due and payable

on demand,

with interest thereon from Maturity at the rate of 7 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 tract or parcels of land with all improvements thereon, situate, lying and being in Greenville County, South Carolina, to-wit:~~

Tract No. 1 : All that certain tract of land, situate, lying and being in Greenville County, State of South Carolina, on Sink Hole Fork of Middle Tyger River, near Highland Baptist Church, on both sides of S. C. State Highway 44, and having the following metes and bounds, to-wit:

BEGINNING at a stone on the north bank of Middle Tyger River, joint corner of Lots Nos. 2 & 5 on plat of the Tinsley Ballenger Estate, and running thence S. 40-15 E. 377 feet to a point; thence S. 47-14 E. 598 feet to a point; thence S. 55-10 E. 440 feet to a point; thence S. 59-10 E. 685 feet to a stone; thence S. 11-30 W. 758 feet to a point; thence S. 44-50 W. 17.47 feet to a point in old road; thence with said road N. 1-07 E. 485 feet to a point; thence N. 10-47 W. 203 feet to a point; thence N. 14-51 E. 555 feet to a point; thence N. 34-36 W. 183 feet to a point; thence N. 70-17 W. 249 feet to a point; thence N. 46-09 W. 270 feet to a point; thence N. 14-14 E. 111 feet to a point; thence up meanders of a branch S. 74-24 W. 175 feet to a point; thence S. 72-15 W. 336 feet; thence S. 62-27 W. 549 feet; thence N. 81-27 W. 352 feet; thence N. 68-00 W. 235 feet to a point, corner of Lot No. 3; thence still with branch, N. 69-00 W. 106 feet; thence S. 80-42 W. 85 feet; thence N. 77-34 W. 310 feet; thence N. 64-38 W. 208 feet; thence N. 64-09 W. 205 feet; thence N. 59-26 W. 225 feet; thence N. 65-45 W. 176 feet; thence N. 87-00 W. 375 feet to a point; thence N. 5-59 W. 160 feet to a stone; thence N. 35-44 E. 72 feet to a White Oak; thence N. 79-52 E. 222 feet; thence S. 84-30 E. 250 feet; thence N. 81-27 E. 226 feet; thence N. 83-25 E. 261 feet; thence N. 79-09 E. 221 feet; thence N. 80-51 E. 240 feet; thence N. 79-08 E. 200 feet; thence N. 74-00 E. 423 feet; thence N. 61-34 E. 228 feet; thence N. 56-23 E. 896 feet to a stone; thence N. 64-00 E. 175 feet to a stone; thence N. 7-30 E. 145 feet to point of beginning, containing 251.4 acres, more or less, less 131.4 acres sold (Volume 50/322), leaving a balance of 120 acres, more or less.

Tract No. 2 : All that certain tract of land situate, lying and being in Greenville County, State of South Carolina, between S. C. State Highway 101 and S. C. State Highway 44, near Highland Baptist Church, on Sink Hole Fork of Middle Tyger River, containing 159.75 acres, more or less and having the following metes and bounds, to-wit:

BEGINNING at P. O. and running thence with an old road in an easterly direction 2344.32 feet to a stone; thence N. 52-45 E. 828.3 feet to W. O.; thence N. 60-30 E. 151.8 feet to W. O.; thence N. 18-30 E. 78.54 feet to a Sweetgum; thence N. 12-30 W. 1273.8 feet to a stone; thence N. 11-10 W. 1699.5 feet to a Chestnut; thence S. 60-15 W. 844.8 feet to a Poplar on branch; thence with said branch to an "X"; thence S. 0-30 W. 215.16 feet to a Chestnut; thence S. 18-30 E. 610.5 feet; thence S. 38-30 W. 1508.76 feet to a stone; thence S. 60-15 W. 1012.44 feet to a Persimmon; thence S. 8-30 E. 1135.2 feet to the point of beginning.

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.