

WHEREAS, I, Ollie N. Morgan

(hereinafter referred to as Mortgagor) is well and truly indebted unto Tillman Williams, his heirs or 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

Three Thousand & No/100----- Dollars (\$ 3000.00) due and payable

one year from date

with interest thereon from date at the rate of 8% 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, in Saluda Township, on both sides of the North Saluda River, containing 465.21 acres, more or less, and being the major portion of tracts numbers 3 and 4 of lands of the estate of D. W. Hodges as represented and set forth on a plat thereof made by A. L. Hardin, dated August 20, 1908, recorded in Plat Book A, pages 372 and 373, RMC Office, Greenville County. The two tracts adjoin each other with tract number 3 originally containing 114 acres, as shown on the plat and tract number 4 originally containing 375 acres as likewise shown on the said plat. 22.50 acres of tract number 4 as shown on the Hardin plat were conveyed away to Jesse Young by deed dated Jan. 17, 1923, recorded in Deed Book 97, page 322, RMC Office, Greenville County. Another small parcel containing 1.29 acres was conveyed off tract #3 of the Hardin survey by the present owner to Margaret B. Morgan by deed dated July 2 1958, recorded in Deed Book 604, page 143, RMC Office, Greenville County, S.C. Other than these two conveyances it is intended that this instrument shall cover and include all other portions of the original tracts 3 and 4 as shown on the Hardin plat. The two tracts which have been conveyed away and are not included herein are hereinafter more specifically described by courses and distances. The lands to be covered hereby with the exception of the 1.29 acre parcel conveyed away is all of the lands conveyed to Ollie N. Morgan by two deeds, with each conveying a one-half undivided interest with one of the said deeds being from E. Inman, Master, dated Dec. 8, 1945, recorded in Deed Book 284, page 75; RMC Office, Greenville County and the other from Mary T. Hodges and other dated Dec. 8, 1945, recorded in Deed Book 284, page 72, RMC Office, Greenville County. Reference is made to the Hardin plat for a more detailed description of the said lands. Reference is also made to the deed above referred to conveying off the 22 1/2 acres from tract #4 and likewise to the deed conveying 1.29 acres from tract #3. The deed conveying away the 22 1/2 acres from tract 4 carried the following description: BEGINNING at a sycamore tree on the east side of Saluda River and running thence South 46 degrees East 19.56 chains to sweet gum on branch; thence down said branch as a line North 10 degrees East 22.50 chains to creek; thence with the creek as a line North 68 degrees West 7.12 chains to North Saluda River; thence down said river as a line 15.38 chains to the beginning corner. The 1.29 acre parcel conveyed off of tract #3 is as follows:

BEGINNING in the center of the intersection of an old county road and U.S. Highway No. 25 and running thence along the center of said old road North 82 degrees 30 minutes West 172 feet to a point; thence continuing along said road South 78 degrees 30 minutes West 98 feet to a point in said road; thence continuing along the center of said road South 52 degrees 30 minutes West 81 feet; thence continuing along the center of said road South 9 degrees 30 minutes West 77 feet to a point in the road; thence continuing along the center of said road South 50 degrees 30 minutes East 187 feet to a point in said road; thence South 40 degrees 10 minutes West 132 feet to a point in U.S. Highway 25; thence along the center of said U.S. Highway #25 573.3 feet to point in the intersection of said highway with an old county road, the BEGINNING corner.

It is intended to and does cover all of the lands aforesaid but this instrument is subject to an easement or right of way granted to the City of Greenville, S.C. by Ollie N. Morgan by deed dated August 6, 1959, recorded in Deed Book 631, page 257, purpose of the construction and maintaining of a pipe line extending through the described property a distance of 4333.2 feet.

Together with all and singular rights, members, hereditaments, 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.

Satisfied this 31 January 1970. SATISFIED AND CANCELLED OF RECORD
Tillman Williams 20 DAY OF Jan 1970