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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JAMES E. DODENHOFF, JR. AND PAUL B. COSTNER, JR.

(hereinafter referred to as Mortgagor) is well and truly indebted unto JOSEPH B. STEVENS

(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 Eighteen Thousand Five Hundred Eighteen and No/100-----
-----Dollars (\$ 18,518.00) due and payable

on or before five (5) years from date hereof

with interest thereon from date at the rate of Six (6) per centum per annum, to be paid: semi-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:

tract

"ALL that certain piece, parcel or ~~part~~ of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being Tract No. 1 and Tract No. 2, together with a road between Tracts No. 1 and 2 and a small portion of Tract No. 3, as shown on Plat of Property of John B. Gwynn, which plat was made by J. R. McClure, Engineer, August 29, 1969, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northeast corner of Property of C. E. Duffie which iron pin is 319.8 feet in a northerly direction from an iron pin on the south side of an unnamed Road, (being known as Old Parkins Mill Road); and running thence S. 84-30 W. 159.8 feet to a point on the east side of a road; thence S. 5-10 E. 421.6 feet to a point on Old Parkins Mill Road; thence along the line of Old Parkins Mill Road 50 feet to a point; thence N. 5-10 W. 300 feet to a point; thence S. 65-59 W. 136.6 feet to a point; thence N. 56-06 W. 153.8 feet to a point; thence S. 56-20 W. 80 feet to a point; thence N. 68-30 W. 670.2 feet to a point; thence N. 44-41 E. 616.78 feet to a point; thence N. 61-40 E. 709.24 feet to a point; thence S. 5-05 E. 863.44 feet to an iron pin, the point of beginning; and containing 15.98 acres, more or less.

Mortgagors shall have the right to have 50% of the land released from this mortgage upon payment of 50% of principal and interest due on the mortgage. Mortgagors shall also have the privilege of having additional 25% released from this mortgage upon payment of 75% of the principal of this mortgage.

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.