

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MAR 27 2 06 PM '70 OLLIE FARNSWORTH R. M. C.

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas, Tommy Nelson Boyce and James C. Boyce

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Peoples National Bank, Simpsonville, South Carolina,

(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 THIRTEEN THOUSAND and NO/100-----

Dollars (\$ 13,000.00 due and payable

at the rate of \$157.73 per month, payments applied first to interest and balance to principal,

with interest thereon from date at the rate of eight (8) 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:

All that certain piece, parcel of lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Austin Township, located on the south side of Georgia Road just outside the Town limits of Simpsonville, adjoining lands now or formerly of Eliza Morton, L. A. Fowler, Ben Maynard, and Woodside Cotton Mills, and more fully described as follows:

BEGINNING at a point in center of Georgia Road (iron pin on south bank joint corner of property now or formerly of Ben Maynard) and running thence along line of property now or formerly of Maynard, S. 0-58 W., 4.53 chains to an iron pin; thence still along line of property now or formerly of Maynard, S. 9 1/2 W., 8.10 chains to a point in center of branch (iron pin on bank) and line of property now or formerly of Woodside Cotton Mills; thence down the meanders of said branch, S. 8 1/2 W., 7.00 chains to center of creek; thence down the meanders of said creek, S. 19-3/4 W., 4.70 chains to point in center of creek (joint corner with property now or formerly of Woodside Mills and property now or formerly of Eliza Morton); thence along fence on line of property now or formerly of Eliza Morton, N. 58 W., 4.12 chains to a cedar post; thence still along line of property now or formerly of Morton, N. 14 E., 16.24 chains to a point in center of Georgia Road (iron pin on south bank); thence along center of Georgia Road, N. 87-3/4 E., 9.14 chains to the beginning corner and containing 15.17 acres according to a plat of survey made by E. E. Gary on November 12, 1947.

LESS, HOWEVER, all that certain lot of land conveyed to Tommy Boyce by deed recorded in Deed Book 460 at Page 355 and having the following metes and bounds:

BEGINNING at a point on the southerly side of Georgia Road and running thence with said Road, N. 87-45 E., 140 feet to a point; thence S. 1-24 W., 250 feet to a point; thence S. 87-45 W., 206 feet to a point on branch; thence with the meanders of said branch to the beginning corner, the distance on said branch being 112.5 feet; thence 104.1 feet; thence 51.4 feet.

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.

Paid and Satisfied in Full this the 17 day of Feb. 1971

THE PEOPLES NATIONAL BANK

Simpsonville Greenville, South Carolina

S. W. Hiatt Jr. Pres. Cashier

Witness Ann W. Hughes Linda L. Keating

SATISFIED AND CANCELLED OF RECORD

10 DAY OF March 1971

Ollie Farnsworth R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 9:48 O'CLOCK A. M. NO. 20890

Deed Book 893 Page 12 Deed to WSP - Inc. inc.