

MORTGAGE OF REAL ESTATE—Offices ~~FILED~~ & PYLE, Attorneys at Law, Greenville, S. C.  
GREENVILLE, CO. S. C.

STATE OF SOUTH CAROLINA

BOOK 1176 PAGE 331

COUNTY OF GREENVILLE

DEC 22 4 08 PM '70

MORTGAGE OF REAL ESTATE

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

WHEREAS, TERRENCE A. GREER

(hereinafter referred to as Mortgagor) is well and truly indebted unto RUDOLF ANDERSON

(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 Twelve Thousand Seven Hundred Fifty and no/100 ----- Dollars (\$12,750.00) due and payable

\$3187.50 on August 1, 1971, and a like amount on the first day of August of each successive year thereafter until paid in full

with interest thereon from date at the rate of Six 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 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, containing 59 acres, more or less, and according to Plat made by C. O. Riddle, Surveyor, October 1970, and recorded in Plat Book 4 H, Page 151, having the following metes and bounds, to-wit:

BEGINNING at a point in the center of a logging road which point is designated "A" on said plat at the joint corner of other property of mortgagee and running thence with the center of said logging road as the line, the following courses and distances, to-wit: N. 10-25 W., 100 feet; N. 18-45 W., 188 feet; N. 60-25 W., 157 feet; N. 78-20 W., 100 feet, S. 74-20 W., 155 feet; S. 88-40 W., 94 feet; N. 32-20 W., 82 feet; N. 21-50 W., 178 feet; N. 51-20 W., 64 feet; S. 46-25 W., 238 feet; S. 74-10 W., 183 feet; S. 44-40 W., 160 feet; S. 59-30 W., 200 feet; S. 51 W., 178 feet; S. 72-15 W., 163 feet; S. 60-15 W., 100 feet; N. 87 W., 100 feet; N. 69 W., 161 feet; N. 52-12 W., 86 feet; N. 32-10 W., 100 feet; N. 67-10 W., 200 feet; N. 60-25 W., 163 feet; thence leaving said logging road, N. 9-55 W., 144 feet to iron pin; thence N. 12-50 E., 191 feet to iron pin; thence N. 21- W., 227 feet to the center of North Saluda River; thence with the center of said River as the line, N. 35 E., 529 feet; thence leaving said river and along line of property of H. K. Guest, S. 82 E., more or less, 1056 feet, more or less, to white oak; thence N. 86-30 E., 990 feet, more or less, to iron pin; thence S. 59 E., 980 feet, more or less to "X" on large rock marked "B" on said plat; thence with the line of other property of Mortgagee, S. 41-05 W., 866.8 feet to the point of beginning.

ALSO a right of way 20 feet in width for ingress and egress into the above described property to and from the dividing water road, said right of way to extend through other property of mortgagee and property sold by mortgagee to W. R. Garren, said right of way being reserved in paragraph 7 of a contract entered into between mortgagee and the said W. R. Garren dated February 1, 1962.

THIS IS A PURCHASE MONEY 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.