

FILED
GREENVILLE CO. S. C.

BOOK 1176 PAGE 423

HORTON, DRAWDY, DUNCAN, MARCHBANKS, CHAPMAN & BROWN, P.A., 207 PETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
OLLIE FARNSWORTH
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN,

WHEREAS, LAMBERT W. JORDAN

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

A. J. R. HELMUS

(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 Eight Hundred Forty-five

Dollars (\$12,845.00) due and payable in the principal sum of \$4300.00 on December 23, 1971, in the principal sum of \$4300.00 on December 23, 1972, and in the principal sum of \$4245.00 on December 23, 1973, plus interest on the unpaid balance to be computed and paid annually with the principal payments aforesaid on said dates,

with interest thereon from date at the rate of 8 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 piece, parcel or tract of land containing 5.08 acres, more or less, situate, lying and being on the Eastern side of the Tanner Road (formerly known as Reid School Road) and on the Northern side of the right of way of P & N Railroad Co., in Greenville County, South Carolina, being shown and designated as Tract No. 2 on a Survey of the Property of John D. Locke made by Piedmont Engineering Service, dated July 5, 1960, and recorded in the RMC Office for Greenville County, S. C., in Plat Book RR, page 57, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin at the center line of the intersection of Tanner Road with the center line of the right of way of P & N Railroad Co., and running thence with the center of Tanner Road, N. 6-25 W., 63.3 feet to an iron pin; thence continuing with the center line of said Road, N. 15-11 E., 662.2 feet to an iron pin at the corner of Tract No. 1; thence along the line of said Tract, N. 82-21 E., 493.3 feet to an iron pin at the rear corners of Tracts Nos. 1 and 2; thence S. 8 E., 320.1 feet to a point in the center of the right of way of the P & N Railroad Co.; thence with the center line of the right of way of said Railroad, S. 75-05 W., 259.3 feet to an iron pin; thence continuing with the center line of the right of way of said Railroad, S. 67-21 W., 243.9 feet to an iron pin; thence continuing with the center line of the right of way of said Railroad, S. 60-37 W., 195.9 feet to an iron pin, the beginning corner.

Excluding, however, a triangular strip of land measuring 50 feet along the right of way of the P & N Railroad Co. conveyed by A. J. R. Helmus to Polymer Industries, Inc. by deed recorded in the RMC Office for said County and State in Deed Book 713, page 130.

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.

Paid in full and satisfied 3/11/71.
A. J. R. Helmus
Witness Paul A. Burnett Jr.

SATISFIED AND CANCELLED OF RECORD

15 DAY OF *Mar.* 1971

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

AT 9:50 O'CLOCK A. M. NO. 21371