

HORTON, DRAWDY, DILLARD, MARCHBANKS, GIBSON & BROWN, P.A., 207 PETTIGRU STREET, GREENVILLE, S. C. 29602

STATE OF SOUTH CAROLINA } GREENVILLE CO. S. C.
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

MAR 1 4 49 PM '71

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C. -

WHEREAS, ARTHUR S. BOND

(hereinafter referred to as Mortgagor) is well and truly indebted unto JEFF RICHARDSON, JR. AND JOSEPH A. McCULLOUGH

(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 and No/100----- Dollars (\$ 3,000.00) due and payable

within thirty (30) days from the maturity date of a note and mortgage for \$3,000.00 this date given by Arthur S. Bond to Miss Helen Blakely, which maturity date is three years from date, and if said Blakely note & mortgage are paid before maturity, then this note and the mortgage securing same will be due and payable within thirty (30) days after payment of the Blakely note and mortgage,

with interest thereon from date at the rate of 7 1/2 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 lot of land, together with buildings and improvements containing 85.75 acres, more or less, on the Southern side of Daventon Church Road in Tax District 20, Dunklin Township, Greenville County, South Carolina, also lying on the Eastern and Western side of the Thompson Road, bounded now or formerly as follows: North by the Daventon Church Road, East by lands of John S. Kellett, South by a branch, and J.W. Thompson, and West by P.J. Tripp and A. G. Campbell, said tract of land being more particularly described according to a plat of the property of the Estate of James Scott made by W. M. Nash, Surveyor, dated December 8, 1940, and recorded September 3, 1941 in the RMC Office for Greenville County, S.C. in Plat Book L, page 111, which plat is herein incorporated by reference as a part of this description.

Said lands are the identical lands described in that certain deed from J. B. King to Kenneth Adger Coker dated April 15, 1963, recorded April 16, 1963, in the RMC Office for Greenville County, S.C. in Deed Book 720, page 371.

LESS, AND EXCEPT one (1) acre thereof conveyed by J. B. King to J. R. King at the Northwestern corner thereof by deed dated February 14, 1949, and recorded in the RMC Office for Greenville County, S.C. in Deed Book 373, page 461, being more particularly described as follows: BEGINNING at a point in the center line of the Daventon Church Road at the Northwesternmost corner of the above described 85.75 acre tract and running thence with the center line of said road, N. 76 3/4 E, 3.16 chains to a point; thence S. 1-35 W., 3.16 chains to a point; thence S. 76 1/2 W., 3.16 chains to a point on the line of property now or formerly owned by P.J. Tripp; thence along the line of said property, N. 1 W., 3.16 chains to the beginning corner.

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.