

MORTGAGE OF REAL ESTATE—Offices of **FILED** **GREENVILLE, S. C.** Attorneys at Law, Greenville, S. C.

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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

AUG 6 3 58 PM '71  
OLLIE FARNSWORTH  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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 Twenty Thousand and no/100 -----

-----Dollars (\$ 20,000.00 ) due and payable

Payable Four Thousand and no/100 Dollars (\$4,000.00) August 1, 1972, and a like amount on the first day of each succeeding August until paid in full.

with interest thereon from date at the rate of Six per centum per annum ~~xxxxxx~~ due and payable from August 1, 1971

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 99.9 acres and according to plat of property of Grantor made by C.O. Riddle, Surveyor, October 6, 1970, having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Dividing Water Road at point "A" on said plat at the joint corner of property of W.R. Garren and other property of Grantor and running thence with the center of said road, N. 41-10 W., 200 feet to bend; N. 49-10 W., 200 feet to bend; N. 52-40 W., 160 feet; thence leaving said road, N. 76-20 E., 178 feet crossing an iron pin at 24 feet from the center of said road; thence N. 53-20 E., 119 feet; thence S. 77-50 E., 115 feet; thence S. 64-35 E., 110 feet; thence S. 74-05 E. 76 feet; thence N. 24-55 E., 91 feet to the center of a bgging road crossing an iron pin at 10 feet from center of said road; thence with the center of said road as the line, the following courses and distances, to-wit: N. 46-35 W., 132 feet; N. 48-45 W., 92 feet; N. 6-45 W., 122 feet; N. 7-45 E., 172 feet; N. 37-25 E., 135 feet; N. 48-25 E., 173 feet; N. 23-55 E., 100 feet; N. 41-05 E., 200 feet to point "B" on said plat; thence leaving said road, N. 41-05 E., 866.8 feet to point marked "C" on said plat, being an "X" on large rock; thence with the line of property of J.A. Guest Estate, S. 59 E., more or less, 1405.4 feet, more or less, to i. p. o. at point marked "D" on said plat; thence with the line of property of E.E. Dargen, S. 46-37 E., 657.1 feet to iron pin; thence S. 15-11 W., 709.2 feet to iron pin; thence N. 81-26 W., 1003 feet to iron pin; thence S. 6-18 W. 1128 feet to the center of dividing water road; thence with the center of said road as the line, the following courses and distances, to-wit: N. 77-48 W., 207.2 feet; N. 75-14W. 100 feet; N. 72-21 W., 100 feet; N. 69-41 W., 200 feet; N. 63-48 W., 200 feet; N. 58-56 W., 300 feet; N. 52-57 W., 100 feet; N. 43-05 W., 100 feet; N. 36-02 W., 300 feet to the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, easements, and rights-of-way, if any, appearing of record, on the premises or on the recorded plat, which affect the property hereinabove described.

This is a purchase money mortgage.

Together with all and singular rights, members, herditaments, 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.