

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
DEC 23 12 23 PM '71
OLLIE FARNSWORTH
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, George R. Morgan, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto George R. Morgan

(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 **Sixteen Thousand and no/100**

Dollars (\$16,000.00) due and payable

on demand, with no interest

with interest thereon from date at the rate of _____ per centum per annum, to be paid

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, ~~his heirs and assigns forever~~ his heirs and assigns forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon lying and being on the southerly side of Saluda Lake Road near the City of Greenville, S. C., containing 1.62 acres according to a plat entitled "Property of George R. Morgan, Jr." dated December 16, 1971 and recorded in the RMC Office for Greenville County, S. C. in Plat Book 417, page 25, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Saluda Lake Road, said pin being the joint front corner of property of George R. Morgan and property now or formerly belonging to Durham and running thence with the southerly side of Saluda Lake Road N 87-50 E 95.2 feet to an iron pin; thence continuing with said Road S 82-44 E 202.70 feet to an iron pin; thence S 35-21 W 106.56 feet to an iron pin; thence S 23-33 W 27.8 feet to an iron pin; thence S 03-53 W 111.48 feet to an iron pin; thence N 85-53 E 13 feet to an iron pin; thence S 04-07 E 19.26 feet to a point in the Saluda River; thence following the meanders of the River, the traverse lines being as follows: S 67-45 W 221.45 feet to a point in River; thence N 35-26 W 107.42 feet to an iron pin joint corner of property now or formerly belonging to Durham; thence N 18-29 E 144 feet to an iron pin; thence N 04-00 W 65 feet to an iron pin; thence N 04-00 W 59 feet to an iron pin, the point of beginning.

Together with a right of way across adjoining property of George R. Morgan and property now or formerly owned by E. W. Montgomery for the purpose of maintaining telephone lines; likewise, a right of way for ingress and egress over and along the Road leading from the above described premises over and across the adjacent property of George R. Morgan and the property now or formerly belonging to E. W. Montgomery.

The Road over and along which a right of way for ingress and egress is hereby granted leads from property above described into the Saluda Lake Road and the right of way hereby granted shall constitute a covenant running with the land.

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, ^{his} heirs, ~~assigns~~ 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.