

HORTON, DRAWDY, DILLARD, MARCHAND, GREENVILLE, S. C. 29603
 STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE }

FILED
 GREENVILLE CO. S. C.
 MAR 7 2 31 PM '77
 OLLIE FARNSWORTH
 R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, T. J. JACKS and FREDDIE Z. JACKS

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY

(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

SEVENTEEN THOUSAND and no/100-----Dollars (\$ 17,000.00) due and payable on demand,

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, together with buildings and improvements, situate, lying and being in the State of South Carolina, Greenville County, Grove Township, on the Eastern side of South Carolina Highway No. 50 and on both the Northern and Southern sides of the Griffin Mill Road (Reedy Fork Road) and having the following courses and distances, to-wit:

BEGINNING at a pine 3 X.O.M. and running thence S. 59-1/2 W., 1,023 feet to a stone 3 X.O.M.; thence S. 1/2 W., 846.12 feet to a stone 3 X.O.M., near a pine; thence N. 68 W., 297 feet to a stone 3 X.O.M.; thence N. 40-1/2 W., 448.80 feet to a stone X.X.O.M.; thence S. 53 W., 549.12 feet to a stone 3 X.O.M. on a road (S. C. Highway No. 50); thence N. 11 W., 330 feet along said road to a stone 3 X.O.M.; thence continuing with said road (S. C. Highway No. 50) in a Northwesterly direction approximately 947 feet to the intersection of said road and the Griffin Mill Road (Reedy Fork Road); thence N. 89-1/2 E., 681.78 feet, more or less, to a stone 3 X.X.O.M. at a spring - formerly known as Hunt's Spring; thence N. 80-47 E., 14 feet to a bolt in the center of the Griffin Mill Road; thence N. 9-13 W., 42.76 feet to an iron pin; thence N. 61-29 E., 31.79 feet to an iron pin; thence S. 9-13 E., 53.25 feet to a bolt in the center of the Griffin Mill Road; thence with the center of the Griffin Mill Road, N. 80-47 E., 948.3 feet, more or less, to a bolt in the center of said road; thence continuing with the said Griffin Mill Road, N. 80-47 E., 407.7 feet and N. 83-46 E., 332.8 feet to a point in the center of said road and on the line of property belonging to Richard W. Larson; thence S. 1/2 W., 292.6 feet, more or less, to a point, the beginning corner, containing 43.03 acres, more or less, and known as the major portion of the Lenderman Mill Place. Said tract was formerly bounded by the lands of J. A. Cox, the Estate of William Lenderman; S. M. Ashmore, T. M. Griffin, and others. Specific reference is also made to plats of the property of Henry H. Griffin prepared by Robert Jordan, R. L. S., dated July 8, 1967, and prepared by C. O. Riddle, R. L. S., dated April, 1967, for a more detailed description of portions of the above described property.

ALSO ALL that piece, parcel or tract of land, together with buildings and improvements, situate, lying and being in the State of South Carolina, Greenville County, Grove Township, near the Griffin Mill Road, being shown on a Plat entitled "Property of Henry H. Griffin", prepared by Robert Jordan, R.L.S., dated July 8, 1967, and; according to said Plat, having the following courses and distances, to-wit:

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 heretofore 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.