

MORTGAGE ON REAL ESTATE

ALL WHICH THESE PRESENTS MAY CONCERN

WHEREAS John F. Earle, William H. Earle and David F. Earle

hereinafter referred to as Mortgagor, is well and lawfully married unto W. B. Bennett, Jr.

hereinafter referred to as Mortgagee, as evidenced by the Mortgage's promissory note of even date herewith, the terms of which are incorporated herein by reference to the sum of Twenty-Nine Thousand, Two Hundred Fifty and no/100 Dollars (\$ 29,250.00 ) due and payable in five (5) equal annual installments, due March 10 each year

with interest thereon from date at the rate of six 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 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, Grove Township on Old Georgia Road, containing 64.54 acres, more or less, shown on a plat made by J. C. Hill, October 8, 1952.

BEGINNING at a stake on the northern side of Old Georgia Road and running thence N. 16-30 W., 753 feet to a stone; thence N. 87-15 W., 455 feet to a stake; thence N. 3-30 W., 336 feet to a pin; thence N. 88-30 E., 2309.1 feet crossing County Road to an iron pin on the eastern side of said Road; thence with said road, N. 15-20 E. 366 feet to N. I. C. on Sandy Springs Road; thence S. 54-40 E., 165.2 feet to a stake; thence S. 71-30 E. 363 feet; thence S. 5-15 W. 671.2 feet; thence S. 21 E. 695 feet to a nail in the southeast side of Old Georgia Road; thence with said Road as follows: N. 81-00 W. 677 feet; N. 82-50 W. 359 feet; thence S. 88-15 W. 568 feet; and S. 82-30 W. 876 feet to the beginning point.

LESS HOWEVER That 22 acres, more or less, conveyed to Charles T. Kimbo by deed recorded in the R. M.C. Office for Greenville County in Deed Book 709, at page 366.

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.