

COUNTY OF SPARTANBURG and GREENVILLE OLLIE FARNSWORTH TO ALL WHOM THESE PRESENTS MAY CONCERN: R.M.C. SPARTANBURG, S.C.

RECORDED 1972 FEB 29 PM 1:55

WHEREAS, Michael F. Jaskwhich

(hereinafter referred to as Mortgagor) is well and truly indebted unto G. A. Roberts

(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-Three Thousand and No/100

-----Dollars (\$ 23,000.00 ) due and payable \$3000.00 the first year, and \$2,000.00 each year thereafter

with interest thereon from date at the rate of 6% 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 and the County of Spartanburg, State of South Carolina, and lying on the southwestern side of the New Woodruff Road, containing 112.9 acres, more or less, as shown on plats entitled "Property of Gerald A. Kraft", dated January, 1965, as prepared by Carolina Engineering and Surveying Co., and "property of Nancy Caroline Hughes", Lot 6, as prepared by W. A. Adams in September, 1914, and having for its northeastern boundary the old abandoned Enoree River. These two plats have for their common boundary the same above-mentioned old abandoned Enoree River. The property has the following metes and bounds, to-wit:

Beginning at an iron pin in the center of the New Woodruff Road at a point near its intersection with a county road, and running thence with the center of the said New Woodruff Road, S. 62-08 E. 801.9 feet to an iron pin at the corner of property now or formerly owned by Bruner; thence with Bruner's line, S. 46-18 W. 1,048.5 feet to an iron pin; thence S. 40-38 W. with the center of a ditch, 418.9 feet to a white oak near a spring; thence with a branch in a southwesterly direction (the branch being the line) the following courses and distances: S. 51-10 W. 286.3 feet, S. 32-22 W. 156.2 feet, S. 12-23 W. 296.4 feet, S. 50-56 W. 152.9 feet, S. 39-24 W. 170.5 feet, S. 43-15 W. 233.8 feet, S. 69-52 W. 207.9 feet, and S. 25-45 W. 41.2 feet; thence S. 6-14 W. 366.5 feet to a stone at an old road (Old Ford Bridge Road); thence along the said Old Road S. 52-52 W. 808.6 feet to an iron pin in the center line of the Old Road; thence N. 17-0 E. 450 feet along a swamp area to a stake; thence N. 82-30 W. 495 feet to a sugar berry tree; thence to the center of the Old Abandoned Enoree River Site as the line and continuing in a southerly direction along the Old River Site to the present Enoree River; the property now being described being located on the southern or southwestern side of the Enoree River as outlined in plat mentioned above entitled "Property of Nancy Caroline Hughes"; thence in a southerly direction along the Enoree River to the site of the Old Ford Bridge; thence from a point in the middle of the bridge to an iron pin on the Greenville County side of the river; thence from that iron pin 1110.1 feet, more or less, along the site of the Old Ford Bridge Road to an iron pin on the southwest side of the road; thence from that iron pin N. 20-0 E. 603.9 feet, more or less, to a persimmon (marked approximately with an iron pin); thence N. 2 W. 491.7 feet, more or less; to a hickory on the bank of the Enoree River (marked approximately with an iron pin); thence to the middle of the river as the line and across the river to the land described in the above-mentioned plat entitled "Property of Gerald A. Kraft"; thence following the Enoree River in a northerly direction, more or less, to an iron pin; thence S. 39-23 E. (crossing a branch) 528 feet to an old iron pin; thence N. 69-20 E. 890.8 feet to an old iron pin; thence S. 41-08 E. 375 feet to an old iron pin; thence N. 49-18 E. along the line now or formerly owned by McElrath 2,822.2 feet to an iron pin. This is the same property conveyed to the grantor by deed recorded in the R. M. C. Office for Spartanburg County in Deed Volume at Page and by deed recorded in the R. M. C. Office for Greenville County in Deed Book at Page

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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.