

APR 15 12 56 PM '73

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLEDONNIE S. TAMMERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, GRADY L. STRATTON, CHARLINE M. COLEMAN AND KIEFER G. TUCKER, JR.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & TRUST COMPANY, TRUSTEE under agreement executed April 14, 1969, and recorded in the RMC Office for Greenville County in Deed Book 970 at Page 113, (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

Sixty-Five Thousand One Hundred Seventy-Eight---- Dollars (\$ 65,178.00) due and payable Interest only for (2) years from date at the rate of 7% per annum, the principal payments shall be \$32,589.00 payable 3 years from date with accrued interest at 7% on the unpaid balance and \$32,589.00 with accrued interest on the unpaid balance 4 years from date (As shown on terms of note) with interest thereon from date at the rate of 7% per centum per annum, to be paid: (See note)

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, in Bates Township, on the eastern side of U. S. Highway 276 near the Town of Travelers Rest and according to a survey made by J. C. Hill on May 8, 1955, containing 102.1 acres, more or less, and is described as follows:

BEGINNING at a stake on the eastern side of U. S. Highway 276 at the corner of the Hunt property and running thence with the line of said property N. 21-30 E. 280 feet to a stake; thence S. 43-15 E. 106 feet to the center of the G & N Railroad; thence S. 79-30 E. 26.2 feet to a stake; thence with the G & N Railroad N. 10-30 E. 194 feet; thence continuing with the said railroad N. 17-30 E. 854.7 feet crossing a branch to a stake at the corner of the Cook property; thence with the line of the Cook property N. 65-10 E. 626.5 feet to a stake; thence S. 52 E. 158.4 feet to a stake; thence N. 78 E. 136 feet to a stake; thence N. 12 E. 49.5 feet crossing the branch to a stake at corner of Smith property; thence with the line of said property S. 87-30 E. 863.8 feet to an old poplar stump at the corner of the Willis property; thence with the line of said property S. 58 E. 343 feet to a cedar; thence S. 71-00 E. 680 feet to a stake at the corner of Hellams property; thence with the line of the Hellams property S. 77-20 E. 1,159 feet to a stake at the corner of Childs property; thence with the line of said property S. 13-30 W. 196.8 feet to a stake; thence S. 80-10 W. 1,796 feet to a stake; thence S. 26 W. 221.2 feet; thence S. 29-30 W. 324 feet to a pin; thence S. 88 W. 1,522.7 feet to an old iron pin; thence N. 21-48 W. 181.5 feet to an iron pin; thence N. 89-03 W. 564 feet to the center line of G & N Railroad; thence N. 87-03 W. 90.4 feet to a stake on the right-of-way of U. S. Highway 276; thence with the eastern side of said highway right-of-way N. 22-30 W. 142 feet to the beginning corner.

Also; the following described property which is part of the 102.1 acres which actually contains two acres:

BEGINNING at an iron pin in the joint line of tract this day conveyed to the Grantee herein and land formerly owned by Hodgans, which iron pin is also S 87 E 254.1 feet from the eastern side of U.S. Highway 276, and running thence S. 25-40 E. 194.5 feet to an iron pin; thence N. 88 E. 394.7 feet to an old iron pin; thence N. 21-48 W. 181.5 feet to an iron pin; thence N. 89-03 W. 400.3 feet, more or less, to the beginning corner.

This is a Purchase Money Mortgage.

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 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.