



MORTGAGE OF REAL ESTATE FILED  
 GREENVILLE, S. C.  
 APR 9 12 45 PM '73  
 JOHN E. WALKERSLEY  
 R.M.C.

WHEREAS, LAWRENCE E. MCNAIR AND WALTER S. GRIFFIN

(hereinafter referred to as Mortgagor) is well and truly indebted unto DOUGLAS GREEN

(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

FIVE HUNDRED FORTY THOUSAND FOUR HUNDRED SEVENTY Dollars (\$540,475.00 due and payable FIVE AND NO/100 -----

Payment of principal to be made in twenty (20) equal semi-annual installments with the first payment due six (6) months from date.

with interest thereon from date at the rate of  $6\frac{1}{2}$  per centum per annum, to be paid: semi-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 containing 42.79 acres shown as one of the Douglas Green tracts, on a plat entitled "Property of Douglas Green et al" prepared by John A. Simmons, R.L.S. dated March 16, 1973, recorded in the RMC Office for Greenville County in Plat Book \_\_\_\_\_ at page \_\_\_\_\_, and having according to said plat the following metes and bounds, to-wit: BEGINNING at an old nail in Ponders Road at the southwestern corner of the 42.79 acre tract, said old nail also being the joint corner with property of R. L. Honbarrier Co., and running thence with the R. L. Honbarrier Co. property line N. 22-43 W. 115.6 feet to an iron pin; thence still with R. L. Honbarrier Co. property line N. 4-02 W. 430.8 feet to an iron pin at joint corner of R. L. Honbarrier Co. property and Executive Park Association property; thence with the Executive Park Association property line N. 23-21 W. 849.4 feet to joint corner with property of Huntington Acres; thence with the Huntington Acres property line N. 80-46 E. 1326.0 feet to joint corner with property of Bub Green; thence with the Bub Green property line S. 11-05 W. 300.0 feet to an iron pin; thence continuing with the Bub Green property line N. 80-51 E. 500.4 feet to an old nail in Ponders Road; thence with Ponders Road S. 11-04 W. 1240.4 feet to an iron pin; thence S. 89-44 W. 33.1 feet to a point in Ponders Road; thence continuing with Ponders Road the following courses and distances to-wit: S. 69-35 W. 50.0 feet to a point; S. 84-39 W. 50.0 feet to a point; S. 88-50 W. 300.0 feet to a point; thence S. 81-52 W. 73.7 feet to a nail; thence S. 80-15 W. 126.3 feet to a point; thence S. 86-10 W. 100.0 feet to a point; S. 87-10 W. 100 feet to a point; thence S. 85-15 W. 120.6 feet to an old nail; thence S. 85-02 W. 148.4 feet to an old nail in Ponders Road being the point of beginning.

This is the property acquired by Douglas Green under the Will of his mother, Alice Green, deceased, as will appear by reference to Apt. 514, file 10, Probate Court for Greenville County The Life Estate of W.W. Green (father of Douglas Green) was terminated upon his death August 31, 1946; a portion of that conveyed by Gertrude G. Howell in Deed Book 521, Page 481; and a portion of that conveyed by Bub Green in Deed Book 477, page 297. ALSO: All that certain piece, parcel or lot of land in the State and County of aforesaid and shown as a 2.71 acre tract of Douglas Green on the above referred to plat and having according to said plat the following metes and bounds, to-wit: BEGINNING at a nail in Ponders Road at the joint corner of the

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.