

FILED
GREENVILLE CO. S. C.

BOOK 1279 PAGE 391

REGULAR
COMPLETE
MORTGAGE OF REAL ESTATE

JUN 1 3 46 PM '73
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R.H.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: P. T. N. Lumber Company, a general partnership consisting of James A. Pierce, James M. Tompkins, and Harold T. Newton, (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Myra Juanita Bowers Howard (formerly Myra Juanita Bowers) 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 Ten thousand and no/100ths-

----- DOLLARS (\$ 10,000.00),
with interest thereon from date at the rate of 7 per centum per annum, said principal and interest to be repaid: pursuant to a note of even date which is attached hereto and incorporated into as a part of this mortgage

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 Chick Springs Township, Greenville County, located on the Eastern side of the Suber Road and on Princess Creek about 3 miles south of the City of Greer containing 7.40 acres, more or less, and being a portion of the W. A. Smith tract as shown on a plat of the Charles Miller Estate dated September 10, 1938, said plat being recorded in the RMC Office for Greenville County in Plat Book CCC at Page 5 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of the Suber Road, corner of Hahn land and running thence along the line of same N 40-45 E 1815 feet to an iron pin on bank of Princess Creek; thence crossing said Creek N 35-00 E 468.5 feet to an iron pin; thence S 74-45 W 364 feet to an iron pin; thence S 21-30 E 187.5 feet to an iron pin; thence S 63-00 W approximately 564 feet to the corner of the tract owned by Dorothy S. Williams; thence along the line of Williams tract, S 24-07 E 270 feet to an iron pin; thence S 63-00 W 287 feet to an iron pin; thence S 45-00 W 982 feet to center of Suber Road; thence along said Road S 24-45 E approximately 257 feet to beginning.

Less, however, and reserving under the "grantors" that lot contained in the above described boundary as follows:

BEGINNING at a nail in the center of Suber Road and runs thence N 40-45 E 450 feet to an iron pin; thence the same course N 40-45 E 50 feet to a point; thence N 46-50 W 160 feet more or less to a point

(continued on back)

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

See Note and Mortgage Release of James M. Tompkins See P. T. N. Bond 1276 page 681