

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
GREENVILLE COUNTY

AUG 1 10 55 AM '73

OGNIE S. TANKERSLEY
R.H.C.

WHEREAS, I, Lloyd D. Auten, of Greenville County,

(hereinafter referred to as Mortgagor) is well and truly indebted unto H. B. Gosnell

(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 Forty-Nine Thousand, Eight Hundred and No/100-----

----- Dollars (\$ 49, 800. 00) due and payable
in five (5) equal annual installments of principal in the sum of Nine Thousand, Nine Hundred Sixty and No/100 - (\$ 9, 960. 00) Dollars each

with interest thereon from _____ date _____ at the rate of 7% per centum per annum, to be paid: semi-annually

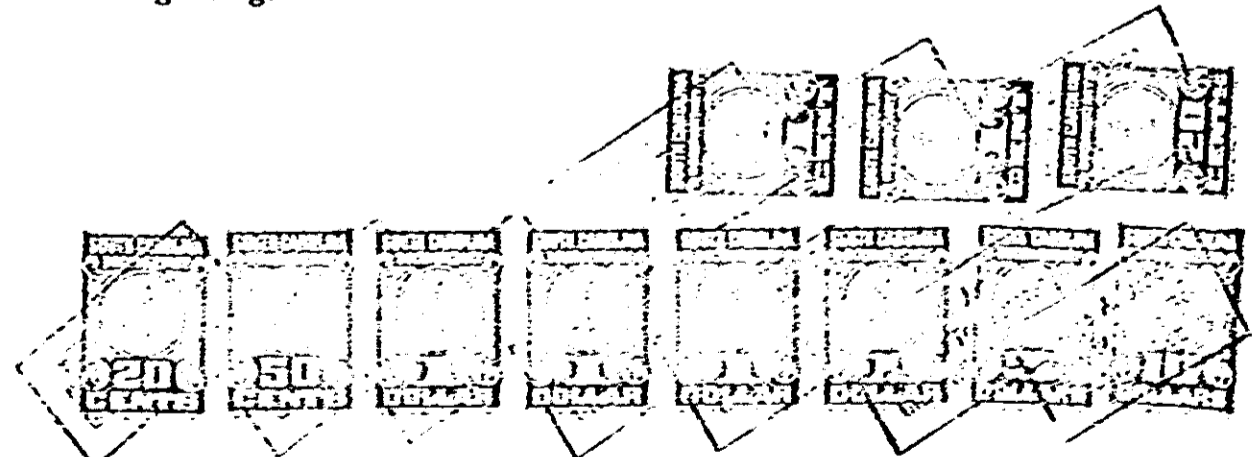
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, in Saluda Township, in School District 15-C, containing 91 acres, more or less, and having according to a survey and plat of Piedmont Engineering Service, made in February 1948 the following metes and bounds, to-wit: BEGINNING at a stone in creek and running thence N. 53-55 E. 1647 feet to stone; thence S. 41-30 E. 33 feet to stone corner of property of J. S. Ballenger; thence N. 5-20 E. 1139 feet to poplar stump near creek; thence N. 28-30 W. 803 feet to maple; thence N. 65-30 W. 320 feet to dogwood; thence S. 61-20 W. 872 feet to black oak; thence N. 57 W. 129 feet to stone on face of cliff; thence S. 27-45 W. 1192 feet to stone, near creek; thence S. 12-45 E. 987.5 feet to pine tree, at corner of cemetery tract; thence S. 49-25 E. 494.5 feet to point on spring branch; thence S. 8-43 E. 220.5 feet to stone in creek, the point of beginning; LESS, HOWEVER, the following described property:

" All that piece, parcel or tract of land with all improvements thereon, situate, lying and being in Saluda Township, Greenville County, State of South Carolina, containing eight (8) acres, more or less, and having, according to a plat made by Dan E. Collins, Surveyor, from compilation of Wiswall and Watershed surveys, dated July 23, 1957, the following description:

"BEGINNING at a point known as Station 93 on P. L. of the Watershed survey line and running thence N. 60-30 E. a distance of approximately 200 feet to a 10 inch oak, 3x, formerly dogwood, corner of property now of the City of Greenville, formerly of Timberlands, Inc.; running thence along and with the line of said property, S. 63-15 E. 330 feet to a maple, 3x; thence S. 28-37 E. 804 feet to a poplar, corner of property formerly of Fred Hawkins; running thence along and with said property, S. 6-00 E., approximately 350 feet to a point on the Watershed survey line; running thence in a generally Northwestern direction, along and with the said Watershed survey line and along and with other property of H. B. Gosnell to the point and place of beginning."



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 fixtures, plantings, and building fixtures now or hereafter attached, connected, or fixed 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 certifies 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 Mortgagee further certifies to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whosoever lawfully claiming the same or any part thereof.