

MORTGAGE OF REAL ESTATE - GREENVILLE CO. S. C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
NOV 16 2 50 PM '73
MORTGAGE OF REAL ESTATE
DONNIE S. TANKERSLEY
R.H.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1295 PAGE 435

WHEREAS, J. MASON GUTHRIE AND JAMES JOHNSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANK OF TRAVELERS REST

(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 One Thousand Four Hundred and No/100-----
-----Dollars (\$ 1,400.00) due and payable

one (1) year from date hereof

with interest thereon from date at the rate of Eight (8%) 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:

those

"ALL ~~the~~ certain pieces parcels or lots of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Cleveland Township, with the building and improvements thereon, lying and being near Jones Gap Road and the Middle Saluda River, being shown as Section A and two unnumbered tracts on plat of property of Major Harlan B. Crowder, prepared by Walter L. Davis, Surveyor, February 22, 1955, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of an unnamed 18-foot street and running thence S. 62-15 E. 133.5 feet to an iron pin; thence N. 59-55 E. 45 feet to a point in the center of a branch; thence with the center of said branch (the traverse line of which is N. 6-49 W. 113.1 feet) to an iron pin at the corner of property of Unger; thence continuing with the center of said branch and the line of Unger 104.8 feet, more or less, to a point on the southeast side of said 18-foot street; thence along the southeast side of said street in a southeasterly direction to the beginning corner.

ALSO: BEGINNING at an iron pin on the North side of an unnamed 18-foot street and running thence N. 15-45 E. 32.5 feet to an iron pin; thence S. 50 E. 198.9 feet to an iron pin; thence S. 9-45 W. 195 feet, more or less, to a point on the northeast side of said unnamed 18-foot street; thence along the northeast side of said street, N. 23-20 W. 321.8 feet to the beginning corner.

ALSO: BEGINNING at an iron pin on the Southwest side of an unnamed 18-foot street at the joint front corner of property of Unger and Harlan B. Crowder and running thence along the line of Unger S. 35-30 W. 93.5 feet to an iron pin in the center of a branch; thence along the center of said branch (the traverse line of which is S. 6-49 E. 113.1 feet) to a point; thence continuing along the center of said branch in a southeasterly direction 125 feet to a point in the center of said branch opposite an iron pin; thence N. 9-45 E. 120 feet, more or less, to a point on the southwest side of said unnamed 18-foot street; thence along the southwest side of said unnamed 18-foot street, N. 23-20 W. 165 feet, more or less, to the beginning corner.

LESS, HOWEVER, that portion of the property, that being the last tract of land described above, conveyed to Harlan B. Crowder by deed recorded in the RMC Office for Greenville County, S. C., in Deed Book 896, Page 102, dated August 10, 1970, from J. Mason Guthrie and Jimmy Johnson.

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.

RECORDED

4328 RV.2