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MORTGAGE OF REAL ESTATE GREENVILLE, CO. S. C.
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STATE OF SOUTH CAROLINA JUL 3 10 43 AM '74

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COUNTY OF GREENVILLE, S. CAROLINA
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Lee Harold Finley

(hereinafter referred to as Mortgagor) is well and truly indebted unto James A. St. John

(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 Six Thousand and no/100---

Dollars (\$ 6,000.00) due and payable

July 17, 1974

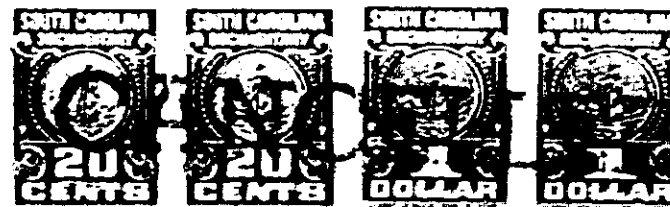
with interest thereon from No interest at the rate of per centum per annum, to be paid:

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, on the westerly side of Miller Road in O'Neal Township, as shown on plat of property of Don and Virginia W. Williams prepared by John A. Simmons, R. S., dated June 16, 1969, and having, according to said plat, the following notes and bounds, to-wit:

BEGINNING at a point in the center of bridge on Miller Road, spanning South Tyger River and thence with the center line of the river as the line, the traverse lines of which are S. 83-31 N. 103.3 feet to a point; thence N. 85-55 W. 211.4 feet to a point; thence S. 69-03 W. 238 feet to a point; thence S. 88-31 W. 109.6 feet to a point; thence N. 7-30 E. 211 feet to an iron pin; thence still with the center line of the river, the traverse lines of which are S. 89-19 W. 385.5 feet to a point; thence N. 84-45 W. 163 feet to a point; thence N. 28-30 E. 161 feet to an old iron pin; thence along the boundary of Paul Green (or formerly) property N. 36-15 E. 507 feet to old iron pin; thence N. 89-05 E. 297 feet along southern boundary of Clara Waters (or formerly) property to new iron pin; thence S. 14-10 W. 342.5 feet to new iron pin; thence S. 83-40 E. 601 feet to center of Miller Road; thence along said Miller Road on an angle, the chord of which is S. 2-45 W. 89.4 feet to a point; thence further along said road on an angle, the chord of which is S. 1-15 E. 83 feet to a point; thence along the center of said road S. 5-22 E. 137.9 feet to point in center of bridge spanning South Tyger River, the point of beginning, containing 12.39 acres, more or less.



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 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 Mortgagee 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.

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