

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

JUL 29 9 43 AM '74 MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, Lloyd D. Auten

(hereinafter referred to as Mortgagor) is well and truly indebted unto H. Hoke Smith

(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 Twenty-Five Thousand and No/100-----

-----Dollars (\$ 25, 000. 00) due and payable

with interest thereon from date at the rate of ten (10%) per centum per annum, to be paid:

July 18, 1975

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 south side of Pelham Road (also known as State Road No. 492) containing 167.35 acres according to a survey made by C. O. Riddle, February 1972, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south edge of Pelham Road said pin being 410 feet east of Garlington Road and the northeast corner of Gulf Oil Company property and runs thence along the south side of Pelham Road, S. 60-55 E. 34.2 feet to an iron pin; thence still along said road the following courses and distances: S. 61-08 E. 600 feet to an iron pin; S. 62-32 E. 100.9 feet to an iron pin; S. 64-37 E. 100.7 feet to an iron pin; S. 66-27 E. 100.8 feet to an iron pin; S. 67-46 E. 800 feet to an iron pin; S. 68-22 E. 100.3 feet to an iron pin; S. 68-45 E. 100.3 feet to an iron pin; S. 69-55 E. 100.4 feet to an iron pin; S. 71-15 E. 100.4 feet to an iron pin; S. 72-13 E. 100.4 feet to an iron pin; S. 73-11 E. 100.5 feet to an iron pin; S. 74-14 E. 100.6 feet to an iron pin; S. 75-18 E. 939.7 feet to an iron pin on the southeastern edge of the right-of-way of Duke Power Company; thence along the southeastern edge of the right-of-way of Duke Power Company, S. 39-32 W. 2103.05 feet to a point in the center of a County Road; thence along the center of said County Road, S. 35-36 E. 500 feet to an iron pin in the center of said Road; thence still along center of said road, S. 6-45 E. 93.5 feet to a point in the center of Rocky Creek; thence following the center of Rocky Creek, the traverse line being as follows: N. 70-52 W. 103 feet; N. 53-55 W. 100 feet; N. 33-10 W. 100 feet; N. 79-20 W. 100 feet; N. 62-35 W. 250 feet; N. 48-15 W. 100 feet; N. 62-30 W. 100 feet; N. 38-55 W. 100 feet; S. 87-16 W. 498.4 feet; N. 59-15 W. 100 feet; N. 40-20 W. 200 feet; N. 52-50 W. 300 feet; N. 76-40 W. 100 feet; N. 61-40 W. 200 feet; N. 71-25 W. 250 feet; N. 80-00 W. 300 feet; N. 64-27 W. 502.1 feet; N. 80-10 W. 100 feet; N. 40-05 W. 100 feet; N. 86-30 W. 100 feet; N. 54-10 W. 100 feet; N. 26-50 W. 100 feet; N. 45-05 W. 100 feet and N. 55-05 W. 300 feet to a point in the center of Garlington Road and in the center of Rocky Creek; thence following the center of Garlington Road, the following courses and distances: N. 36-00 E. 100 feet; N. 50-16 E. 100 feet; N. 73-13 E. 250 feet; N. 69-01 E. 100 feet; N. 59-44 E. 100 feet; N. 50-23 E. 100 feet; N. 41-20 E. 100 feet; N. 32-19 E. 100 feet; N. 21-59 E. 100 feet; and N. 13-31 E. 548 feet to a point in the center of Garlington Road, said pin being 580 feet south of the southeast edge of Pelham Road; thence S. 66-15 E. 409.5 feet to an iron pin; thence N. 21-46 E. 501.5 feet to an iron pin on the south edge of Pelham Road, the beginning corner; LESS, HOWEVER, a 23.20 acre-tract conveyed to South Carolina National Bank of Charleston, Greenville, S. C., Branch, Trustee for Modern Office Machine, Inc. Profit Sharing Plan under agreement dated March 31, 1967.



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 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.

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