

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, William Seaborn,

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. Robert Thomason

(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-four Thousand One Hundred Forty and No/100----- Dollars (\$ 24,140.00 ) due and payable \$4,828 on April 15, 1976 and a like amount on the 15th of April each year thereafter until paid in full with right of anticipation with substitution of collateral

with interest thereon from date at the rate of eight per centum per annum, to be paid: 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, Fairview Township, near the Town of Fountain Inn, containing 26.08 acres in accordance with plat made by Piedmont Engineering Service and plat made by J. L. Montgomery dated March 18, 1975, and being more fully described in accordance with said two plats, to-wit:

BEGINNING at an iron pin on the Southern side of S. C. Hwy. 418, joint corner with Coleman property, and running thence along S. C. Hwy. 418 S. 71-48 W. 1175.1 feet to an iron pin; thence N. 1-00 E. 1368.75 feet to an iron pin; thence S. 88-18 E. 921.8 feet to an iron pin; thence S. 9-30 E. 1005 feet to an iron pin, being the point of beginning.

This being a portion of the property conveyed from Mortgagee to Mortgagor on even date.

The property described herein is subject to easements, rights-of-way and restrictions of record.

Mortgagor agrees not to remove timber or any other improvements without agreement with the Mortgagee as to payment for all or part of proceeds on mortgage or substitution of collateral.



Together with all and singular rights, members, herditaments, 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.

FILED

4328 RV.2