

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

JUL 11 9 34 AM '75
DONNIE STANNERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

1343 727

NO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, WILLIAM F. FINNELL AND GRACE A. FINNELL,

hereafter referred to as Mortgagor as well and truly indebted to BENNETT VINSON

hereafter referred to as Mortgagee as set forth in the Mortgage Note, the terms of which are set forth herein to wit: -----

FOURTEEN THOUSAND AND NO/100THS ----- DOLLARS \$14,000.00 -- the amount

AS SET FORTH IN SAID NOTE,

with interest thereon from DATE of the date of SEVEN per cent per annum to be paid SEMI-ANNUALLY

WHEREAS, the Mortgagee has after the date of the said Mortgage for and to the said Mortgagor as well and truly indebted to the Mortgagee as set forth in the said Mortgage Note, the terms of which are set forth herein to wit: -----

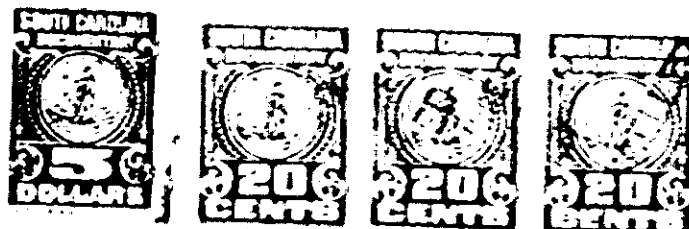
NOW, KNOW ALL MEN, That the Mortgagee in consideration of the interest due and in order to secure the payment thereof, and of any interest and other sums due to the Mortgagee as set forth in the said Mortgage Note, the terms of which are set forth herein to wit: ----- and for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagee as well and truly paid by the Mortgagee at and before the signing and delivery of these presents, the Mortgagee and not the Mortgagor, who hereby has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, his heirs, assigns and assigns

ALL that certain parcel of land with all improvements thereon hereafter referred to as certain acreage, line and being in the State of South Carolina, County of Greenville, containing 186.06 acres, more or less, as shown on a plat of Mary L. and Francis E. Hughes Property prepared by Ethan C. Allen, RLS, on April 28, 1973, and having the following metes and bounds, to-wit:

BEGINNING at an old iron pin on East Georgia Road at the Southwest corner of said tract, and running thence N. 23-44 E. 980.4 feet to a point; thence N. 24-12 E. 997.9 feet to an iron pin in Coachman Drive; thence N. 30-12 E. 765.6 feet to an iron pin; thence N. 20-33 W. 369.6 feet to an iron pin; thence N. 14-27 E. 726 feet to an iron pin; thence N. 18-42 E. 297 feet to an iron pin on said Road; thence S. 49-18 E. 162.4 feet to an iron pin; thence N. 57-12 E. 600 feet to an iron pin; thence N. 0-42 E. 200 feet to an iron pin; thence N. 54-53 E. 358.2 feet to a point in said Road; thence S. 23-18 W. 198 feet to an iron pin; thence S. 40-24 W. 102.2 feet to an iron pin; thence S. 78-42 E. 488.4 feet to an iron pin; thence N. 52-18 E. 422.4 feet to an iron pin; thence S. 68-14 E. 73.4 feet to an iron pin; thence N. 51-57 E. 82 feet to an iron pin on the tail race and Gilder Creek; thence along the Creek as the line: S. 59-11 E. 111.3 feet; S. 76-38 E. 282.5 feet; S. 66-23 E. 120.1 feet; and S. 71-38 E. 191.0 feet to an iron pin on Enoree River; thence along the River as the line S. 8-07 W. 115.1 feet; S. 13-02 W. 96.9 feet; S. 2-14 W. 131.4 feet; S. 8-10 E. 83.8 feet; S. 25-40 E. 157.3 feet; S. 50-26 E. 155.9 feet; S. 10-05 W. 219.8 feet; S. 14-04 E. 55.1 feet; and S. 60-43 E. 100.2 feet to an old iron pin; thence along the ball line S. 57-05 W. 1,499.9 feet to an old iron pin; thence along the Thomas line S. 57-05 W. 1,930.6 feet to an old iron pin; thence S. 39-33 W. 1,239 feet to an iron pin; thence N. 49-24 W. 186.1 feet to an iron pin; thence S. 72-13 W. 247 feet to an iron pin; thence N. 68-16 W. 290.4 feet to an old iron pin; thence N. 71-21 W. 197.8 feet to the beginning.

Mortgagor agrees to release lots or tracts sold off without requiring payment for release; provided a majority of the acreage is not sold off without payment to mortgagee and jeopardizing his security interest.

This mortgage constitutes a third mortgage on the within property and is subject to a first mortgage in the sum of \$112,000.00 and a second mortgage in the sum of \$10,000.00.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way, real or personal, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures, as well as other fixtures, connected, or fitted thereto in any manner. To have the intention of the parties hereto that all fixtures and appurtenances, other than the usual household furniture, be considered 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 Mortgagee covenants that it is lawfully seized of the premises hereinafore 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, its heirs, successors and assigns, against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

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