

STATE OF SOUTH CAROLINA } 4 CO FM '76  
COUNTY OF GREENVILLE }  
DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Francis W. LaMotte, Jr.; Francis L. Robinson; John M. Cantey  
(hereinafter referred to as Mortgagor) is well and truly indebted unto Alice R. Johnson, 5024 Radcliffe  
Road, Columbia, SC 29206

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are in-  
corporated herein by reference, in the sum of FORTY-FIVE THOUSAND AND NO/100-----

-----Dollars (\$45,000.00) \*\*\*\*\*  
with principal to be paid as follows: \$3,000 one year from date and \$3,000  
on each anniversary of successive years until paid in full; obligors shall  
have right to anticipate any and all of debt in multiples of \$1,000 without  
penalty to be paid on interest due dates  
with interest thereon from date at the rate of seven 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: all of our  
right, title and interest in and to:

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 and being near the north side of State  
Highway No. 11 and on branch waters of the North Saluda River, Saluda Town-  
ship and being known as the "Poole Field" containing 420 acres, more or  
less, as shown on plat of Estate of W. C. Goodwin, deceased, prepared by  
A. L. Edens, Surveyor, November, 1919, and recorded in the RMC Office for  
Greenville County, SC in Plat Book II, page 143 and having according to  
said plat the following metes and bounds, to-wit: BEGINNING at a post oak  
on ridge at corner of property now or formerly of the South Carolina Forestry  
Commission and running thence along the line of the Forestry Commission  
S 34 1/4 W 29.35 chains to a stone; thence N 69-00 W 15.50 chains to a stone  
in line of property now or formerly of Couch; thence along the line of Couch  
N 2 3/4 W 52.00 chains to a stone in line of property now or formerly of  
Saluda Land and Lumber Company; thence along the line of Saluda Land and  
Lumber Company the following courses and distances, to-wit: N 83 1/4 E 5.55  
chains to a stone; N 55 E 7.38 chains to a stone; N 69 1/4 E 13.50 chains to  
a pine; N 38 E 4.40 chains to a P.O.; N 75 1/4 E 4.25 chains to a stake; N  
54 E 8.50 chains to a hickory; N 78 1/4 E 11.45 chains to a blackgum; N 68  
1/4 E 5.00 chains to a stone; S 82 1/4 E 14.00 chains to a stake; N 47 E 8.50  
chains to a stone; N 83 E 30 chains to a stone; N 45 E 29.60 chains to a  
locust at corner of property now or formerly of Alice Poole Mullinax; thence  
along the line of Mullinax S 35 W 27.00 chains to a C.O.; thence continuing  
with the line of Mullinax S 12 E 15.72 chains to a stone at corner now or  
formerly of Arthur Cox; thence along the line of Cox S 75 1/2 W 32.40 chains  
to a stone in line of property of Bramlett Estate; thence along the line of  
Bramlett the following courses and distances; to-wit: S 57 W 7.00 chains to  
a stone; S 82 W 5.55 chains to a stone; S 57 W 11.10 chains to a stone; S  
26 W 3.25 chains to stone; S 6 1/2 E 4.70 chains to a stone; S 8 W 3.70  
chains to a P.O.; S 86 1/2 W 4.58 chains to a stone; S 63 W 4.15 chains  
to a P.O. at corner of property now or formerly of the South Carolina Forestry  
Commission; thence with the line of the Forestry Commission S 82 W 22.50  
chains to a P.O. the beginning corner, being bounded on the North by land  
now or formerly of Saluda Land and Lumber Company; on the East by Alice Poole  
Mullinax; on the South by Cox, Bramlett and the South Carolina Forestry  
Commission; and on the West by Couch.

This being the same property conveyed to the mortgagors herein by deed of  
Alice R. Johnson dated August 2, 1976 and recorded in the office of the  
RMC for Greenville County, SC in Deed Book 1041 at page 728.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-  
taining, 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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