

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }FILED
GREENVILLE, S.C. MORTGAGE OF REAL ESTATE

JUN 28 12 57 TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. BLEY
R.M.C.

WHEREAS, Grady W. Green

(hereinafter referred to as Mortgagor) is well and truly indebted unto Blanche G. Rice

(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 One Hundred Thousand and no/100 ----- Dollars (\$ 100,000.00) due and payable

July 1, 2004

with interest thereon from _____ date _____ at the rate of 12 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, having the following metes and bounds and courses and distances:

BEGINNING on a pin in the Mill Road and running thence N 51-00 W 444.18 feet to a bend; thence N 22-30 W 198 feet to a pin; thence S 29-30 W 376.2 feet to a stone on the branch; thence down the branch as the line 821.7 feet to a stake; thence S 58-00 W 689.7 feet to a stone; thence S 23-00 W 155.1 feet to a stake; thence S 23-30 E 951.06 feet to a stake; thence S 28-00 E 506.88 feet to a stone; thence N 41-30 E 605.88 feet to a stake; thence N 50-45 W 135.3 feet to a stake; thence N 27-45 W 590.7 feet to a stake; thence N 27-00 E 450.78 to a small poplar; thence N 7-15 E 975.48 feet to the beginning corner. Containing 30 acres more or less.

TRACT 2

All that piece, parcel or lot of land in Bates Township, Greenville County State of South Carolina lying about one mile west of Bellevue School and on the upper branch waters of West Fork of Enoree River and lying on the south side of Mill road and containing Seventy-four (74) acres, more or less, being described as follows:

BEGINNING at an iron pin in the center of Mill Road witnesses by iron pins on south bank of road, and running thence S 39 W 163.68 feet to iron pin; thence S 26 W 86.46 feet to iron pin; thence S 2 W 205.92 feet to iron pin; thence S 8 1/2 W 147.18 feet to stake; thence S 87 W 159.72 feet to iron pin; thence S 73 W 141.24 feet to iron pin; thence N 78 W 211.2 feet to apple tree; thence S 16 W 581.46 feet to stake corner of lands now or formerly McKinney and Williams lands; thence S 7-75 E 1726.56 feet to a pine; thence S 75-75 W 846.78 feet to a pin knot; thence S 2 W 511.5 feet to stone corner; thence S 6 E 445.5 feet to a stone; thence S 5 W 336.6 feet to stone corner of Morrison's land; thence N 63 1/2 E 4191. feet to stone; thence N 41 1/2 E 894.3 feet to a stone; thence with a new dividing line N 28 W 506.88 feet to iron pin; thence N 23-30 W 951.06 feet to iron pin; thence N 23 E 155.1 feet to iron pin; thence N 58 E 689.7 feet to junction of a spring branch with W. Fork of Enoree River; thence northwesterly with branch as line 821.7 feet to a large rock in branch, wit. on poplar; thence N 29 1/2 E 376.2 feet to point in Mill road, wit. by iron pin on line on south side of road; thence with road as line 316.8 feet to beginning. Shown on Plat by W. A. Hester Aug. 1933.

Being the same property conveyed to the mortgagor by deed of Blanche G. Rice recorded June 28, 1983 in Deed Book 1191 at page 275.

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 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.