

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

SEP 27 4 33 PM '62

30-1527-633

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, McLain Hall

(hereinafter referred to as Mortgagor) is well and truly indebted unto FIRST-CITIZENS BANK & TRUST COMPANY, P. O. Box 3028, Greenville, S.C., 29602,

(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 -----

THIRTY-FIVE THOUSAND AND NO/100----- Dollars (\$ 35,000.00 ) due and payable

as per the terms of said note;

with interest thereon from date ~~XXXXXX~~ ~~XXXXXXXXXXXX~~ to be paid: as per the terms of said note.

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: my undivided one-half (1/2) 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, in Paris Mountain Township, being shown on plat of Property of R.T. Brassell prepared by C.C. Jones, dated August 1961, recorded in the RMC Office for Greenville County in Plat Book BB at Page 192, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at corner of property owned by Burns and running thence along Burns line S. 73-31 E. 992.8 feet to an old iron pin and S. 70-28 E. 283 feet to an iron pin; thence along line of property of Greenville Water Works S. 70-28 E. 562 feet to a concrete monument, S. 2-40 W. 781.1 feet to a concrete monument, S. 78-50 W. 832.7 feet to a concrete monument, S. 7-44 E. 1594.7 feet to a concrete monument, and S. 75-12 W. 1311.3 feet to a concrete monument; thence along Traver line N. 32-32 W. 244.2 feet to an iron pin in spring; thence in a northerly direction along branch as the line 859.9 feet to an iron pin in branch; thence N. 81-45 W. 1475 feet to an iron pin and stone; thence N. 11-05 W. 1114 feet to iron pin at center of branch; thence up the meanders of said branch in an easterly direction 1976 feet, more or less, to a bend in said branch in line of property owned by Hall; thence along said Hall line up said branch in a southerly direction 460 feet, more or less, to Hall corner; thence continuing along Hall line S. 61-27 E. 319.3 feet to an iron pin, N. 78-38 E. 488 feet to an iron pin and stone, N. 4-49 W. 1177 feet to an old stone, N. 61-48 W. 80.3 feet to stone, N. 63-07 W. 112.1 feet to a stone, N. 74-54 W. 248.2 feet to stone, N. 81-30 W. 206.3 feet to an iron pin, and N. 8-30 W. 167.6 feet to the point of beginning; and containing 127 acres, more or less. ALSO, all my rights and interests to any road or pipeline rights-of-way leading into the above-described property.

An undivided one-half interest in and to the above-described property was conveyed to the mortgagor herein by deed of R.T. Brassell recorded January 4, 1962, in the RMC Office for Greenville County in Deed Book 689, Page 423.

ALSO, mortgagor's undivided one-half (1/2) interest in and to all that piece, parcel or tract of land in Paris Mountain Township, Greenville County, State of South Carolina, consisting of 20.45 acres, more or less, being shown on plat of J.Q. Bruce, Registered Land Surveyor, dated August 18, 1961, as Property of H.E. Coggins and Blue Ridge Land Co. and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a stake on head waters of branch and running thence S. 62 E. 4.86 chains to an iron pin; thence N. 77½ E. 7.40 chains to an iron pin; thence N. 6 W. 17.8 chains to a stone; thence N. 67 W. 1.15 chains to a small pine; thence N. 63 W. 1.72 chains to a pine; thence N. 75½ W. 3.85

(CONTINUED ON ATTACHMENT)

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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