

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
NOV 14 4 38 PM 1962
Ollie Farnsworth
R. M. C.

MORTGAGE OF REAL ESTATE

FOR ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, W. L. Saxon

(hereinafter referred to as Mortgagor) is well and truly indebted unto Homer Styles

(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 Eleven Thousand Five Hundred and no/100----- Dollars (\$ 11,500.00) due and payable \$1000.00 per year, first payment being due (1) year from date, entire balance being due and payable on or before five (5) years from date with interest thereon from date at the rate of Six (6%) per cent to be computed and paid annually.

with interest thereon from date at the rate of Six (6%) per centum per annum, to be paid annually.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee by 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, 0th Neal Township, known as Lot No. 7 of the J. T. Styles land, and containing 59 1/2 acres, more or less, and having the following courses and distances according to survey and plat made by C. N. Adams, August 1, 1938, to-wit:

BEGINNING at the southwest corner of said tract, also corner of Lot No. 6, of J. T. Styles Estate, on river, and running thence with river the following courses and distances: N. 89 E., 1.80; S. 44 1/2 E., 2.10; S. 89 E., 2.75; E., 3.50; N. 89 E., 4.25; N. 9 E., 1.30; S. 69 E., 1.90 and N. 48 1/2 E., 1.30 to mouth of branch; thence up said branch, the following courses and distances: N. 4 1/2 W., 3.60; N. 1 1/2 W., 3.90; N. 21 E., 2.10; N. 35 E., 4.30; N. 25 E., 7.00; N. 12 1/2 E., 3.30; N. 25 1/2 W., 3.30; N. 20 1/2 W., 1.30; N. 6 1/2 E., 3.45 to road; thence S. 80 1/2 W., 7.00; thence S. 52 1/2 W., 9.70; thence N. 88 W., 5.60; thence N. 85 W., 4.25 to corner of Tract No. 6; thence with line of said tract; S. 1/2 W., 7.80; thence S. 9 1/2 E., 19.00 to the beginning corner.

ALSO All that tract adjoining the above described property and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Pine Log Ford Road, over a culvert running under said road, and running thence with said road, N. 73 E., 5.85 to iron pin; thence S. 10-45 W., 1852.8 feet to iron pin; thence N. 81 W., 580 feet to iron pin on bank of Long Branch; thence in a northerly direction, following the meanderings of said branch as the line, 1674 feet, crossing Line Log Ford Road to the point of beginning and containing 18.1 acres, more or less.

LESS, however, 5 acres conveyed to Winnie Hunt according to plat recorded in Plat Book FF at Page 516 and a tract of 2.08 acres to the said Winnie Hunt according to said plat.

It is understood and agreed that mortgagee will release three (3) acres of land, where designated by mortgagor, from the lien of this mortgage when mortgagee secures a loan for the purpose of building a house on the said three (3) acres.

Together with all and singular rights, members, hereditaments, 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 heretofore 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 whatsoever lawfully claiming the same or any part thereof.