

AUG 1 12 54 PM '69

BOOK 1133 PAGE 85

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OLLIE FARNSWORTH MORTGAGE OF REAL ESTATE

R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, BOB R. JANES,

(hereinafter referred to as Mortgagor) is well and truly indebted unto EVA COX THOMAS,

(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

EIGHT THOUSAND AND NO/100THS-----Dollars (\$ 8,000.00) due and payable

as set forth in said note,

with interest thereon from date at the rate of seven (7) 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, Saluda Township, containing 120 acres, more or less, shown on a plat of property of Eva Cox Thomas prepared by Jones Engineering Services, on July 2, 1969, and having according thereto the following courses and distances, to-wit:

BEGINNING at a stake on a branch near a county road, and running thence N. 83-00 W. 1091 feet to a stake; thence N. 42-00 W. 396 feet to a chestnut; thence N. 64-00 W. 1089 feet to a stake; thence N. 45-30 W. 528 feet to a stake and iron pin at an old stump; thence N. 48-00 E. 1221 feet to a stone on or near a road; thence S. 29-30 E. 412.5 feet to a stake; thence N. 60-00 E. 674.5 feet to a stone; thence N. 3-45 E. 750 feet to an iron pin; thence N. 85-30 W. 272.9 feet to an iron pin; thence N. 13-30 E. 147.2 feet to an iron pin; thence N. 42-45 E. 349.8 feet to an iron pin; thence N. 3-45 W. 545.2 feet to a dogwood; thence S. 62-00 E. 279.2 feet to a stake; thence S. 42-00 E. 759 feet to a blackjack; thence S. 21-30 W. 937.2 feet to a stake; thence S. 28-00 E. 947.1 feet to a stake; thence S. 79-00 E. 1248.7 feet to a stake on the North Saluda River; thence down the meanderings of said river to a sycamore at the mouth of said branch; thence up the meanderings of said branch as the line to the stake at the point of beginning.

This mortgage is junior to a certain mortgage executed in favor of The Federal Land Bank of Columbia, the same being dated and recorded July 28, 1969, in the R. M. C. Office for Greenville County.

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 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.