

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE (CO. S. C.)

BOOK 1202 PAGE 493

AUG 13 4 55 PM '71 MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH TO ALL WHOM THESE PRESENTS MAY CONCERN:
R. M. C.

WHEREAS, WILDER M. BLITCH, SR.

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & TRUST COMPANY OF GREENVILLE, SOUTH CAROLINA,

(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 -----

FIVE THOUSAND AND NO/100THS-----Dollars (\$5,000.00) due and payable

one (1) year from date,

with interest thereon from date at the rate of eight(8%) per centum per annum, to be paid: quarterly.

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, in Bates Township, containing 3.4 acres, more or less, as shown on a plat of Wilder M. Blicht, Sr. Property, prepared by Terry T. Dill, RLS, on July 19, 1971, located about 455 feet South of Bowers Road, and having according to said plat the following courses and distances, to-wit:

BEGINNING at an iron pin on Tubbs Branch at the Northern corner of property of James C. Bowers, and running thence along said Branch as the line as follows: S. 04-00 W. 213 feet; S. 22-48 E. 325 feet; S. 13-48 W. 76.4 feet; and S. 17-00 E. 173 feet to an iron pin; thence N. 59-30 W. 434 feet to an iron pin; thence along a new line through the Bowers property N. 14-30 E. 554 feet to an iron pin; thence S. 89-00 E. 100 feet to the point of beginning.

ALSO, ALL that certain piece, parcel or lot of land situate, lying and being in Bates Township, County of Greenville, State of South Carolina, containing 13.1 acres, more or less, as shown on a plat of Wilder M. Blicht, Sr. Property, prepared by Terry T. Dill, RLS, on July 19, 1971, located about 455 feet South of Bowers Road, and having according to said plat the following courses and distances, to-wit:

BEGINNING at an iron pin about 459 feet South of Bowers Road at the corner of property of Wyche and Marie Bowers, and running thence S. 27-00 E. 109.5 feet to an iron pin; thence S. 83-42 E. 131 feet to an iron pin; thence S. 17-57 E. 446 feet to an iron pin; thence S. 88-18 W. 175 feet to an iron pin; thence S. 29-30 W. 541 feet to an iron pin on Tubbs Branch; thence along said Branch as the line as follows: N. 77-22 W. 195 feet; N. 21-10 W. 240 feet; N. 17-00 W. 173 feet; N. 13-48 E. 76.4 feet; N. 22-48 W. 325 feet; and N. 04-04 E. 213 feet to an iron pin; thence along a new line through the Bowers property S. 89-00 E. 535 feet to the point of beginning.

THE Grantors hereby further grant and convey to the Grantee, his heirs and assigns, a right-of-way easement 25 feet in width from the Southern side of Bowers Road to the Northeast corner of the tract herein conveyed, said right-of-way to run along the dividing line of property of Wyche and Marie Bowers as follows: S. 17-07 E. 105 feet to a point; and S. 27-00 E. 350 feet to an iron pin at said Northeast corner, for the purpose of ingress and egress to and from the aforesaid property.

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.