

FILED
GREENVILLE CO. S. C.

BOOK 1217 PAGE 639

STATE OF SOUTH CAROLINA

DEC 29 4 41 PM '71

COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, LOWELL HOUSTON TANKERSLEY, AND ROY C. McCALL, JR., as Trustees for Laurie Farr Moseley, et. al., under a Trust Agreement Dated September 17, 1963, (hereinafter referred to as Mortgagor) is well and truly indebted unto

PEOPLES NATIONAL BANK

(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 TWENTY SEVEN THOUSAND, ONE HUNDRED EIGHTY-FIVE AND .10/100 ----- Dollars (\$27,185.10--) due and payable

AS PER PROMISSORY NOTE OF LIKE DATE

with interest thereon from date of the rate of ----- per centum per annum, to be paid:

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:

tract
"ALL that certain piece, parcel or ~~part~~ of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the North side of Phillips Trail and on the Southwest side of Paris Mountain in Paris Mountain Township, Greenville County, and having, according to a survey made by R. K. Campbell, Surveyor, November 15, 1962, the following metes and bounds, to-wit:

BEGINNING at an iron pin in Phillips Trail at corner of property now or formerly of John J. Hines, and running thence along Phillips Trail N. 84-0 W., 20 feet to an iron pin; thence N. 6-00E., 208.6 feet to an iron pin; thence N. 84-0 W., 212.5 feet to an iron pin; thence N. 5-51 E., 460.9 feet to an iron pin; thence N. 4-55 E., 202.2 feet to an iron pin in branch; thence along with the center of the branch (the traverse line being S. 82-43 E., 204.9 feet to an iron pin in branch); thence N. 4-57 E., 137 feet to an iron pin; thence N. 43-52 E., 926.7 to an iron pin; thence N. 34-14 W., 260.8 feet to an iron pin; thence N. 35-59 W., 315.5 feet to an iron pin; thence N. 51-38 E., 606.5 feet to a large stone; thence N. 88-12 E., 877.4 feet to an iron pin; thence S. 27-28 W., 1,474.6 feet to an iron pin; thence S. 17-40 E., 712.3 feet to an iron pin; thence S. 12-37 E., 177.2 feet to an iron pin; thence S. 25-33 E., 473 feet to an iron pin; thence S. 36-47-1/2 E., 296.6 feet to an iron pin; thence N. 87-20 W., 204.5 feet to an iron pin; thence N. 86-10 W., 837 feet to an iron pin; thence N. 4-45 E., 324.85 feet to an iron pin; thence N. 89-41 W., 129 feet to an iron pin; thence N. 88-59 W., 283.9 feet to an iron pin; thence N. 88-52 W., 181.3 feet to an iron pin; thence N. 73-43 W., 100.9 feet to an iron pin; thence S. 5-47 W., 146 feet to an iron pin in Phillips Trail, the beginning corner, and contains 65.5 acres, more or less.

This is the same property as was conveyed to the Mortgagors herein by deeds recorded in the RMC Office for Greenville County, South Carolina as follows: Deed Book 746 at Page 322, on the 10th day of April, 1964, Deed Book 746 at Page 343 on the 10th day of April 1964; and Deed Book 746 at page 355 on the 10th day of April, 1964.

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.