

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, John E. Rainey,

(hereinafter referred to as Mortgagor) is well and truly indebted unto the Bank of Maryville, of Maryville, Tennessee, a corporation,

(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

FIETY THOUSAND and no/100 Dollars (\$ 50,000.00) due and payable in three equal successive annual installments, as follows: \$16,666.67 one year after date hereof; \$16,666.67 two years after date hereof; and \$16,666.66 three years after date hereof; with right to anticipate payment of the unpaid principal or any part thereof at any time,

with interest thereon from date at the rate of nine (9) 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, in Grove Township, being known and designated as Tract No. 1 on a plat of a survey made by W. J. Riddle, in February, 1931, and more fully described as follows:

BEGINNING at an iron pin in a road that runs from the Fork Shoals Road to the Saint Albans School House, at corner of Tract No. 2 on said plat, and running thence N. 88 E. 22.57 chains to an iron pin; thence N. 41-26 W. 10.75 chains to an iron pin; thence N. 40-15 W. 7.97 chains to a stone; thence N. 17 W. 4.70 chains to a Hickory at branch; thence in a northwesternly direction along the branch to a poplar; thence N. 72-20 W. 6.12 chains to a point; thence N. 10-08 W. 14.26 chains to a stone at the Ferguson Road (formerly Lunsford Road); thence S. 72-55 W. 1.54 chains to a stone; thence N. 2-30 W. 6.99 chains to an iron pin at a branch; thence up the meanderings of said branch as the line about 15.90 chains to an iron pin; thence S. 3-30 W. 6.29 chains to an iron pin; thence S. 33-5 E. 34.10 chains to an iron pin; thence S. 64-30 E. 3.81 chains to a poplar; thence S. 15-30 W. 4.54 chains to the beginning corner, and containing 75.14 acres, more or less.

A one-fourth undivided interest in the above described property was acquired by me through the will of Mary E. Riddle, deceased, which will is now on file in the Office of the Probate Court for Greenville County, South Carolina, in Apartment 1263, File 12, and the other three-fourths undivided interest therein was acquired by me through the deed from Elizabeth R. Jenkins, Grace R. Rainey and Marie P. Riddle, dated July 27, 1973, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 980 at page 183.



Together with all and singular rights, members, herditaments, 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.

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