

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Argold & Thomason, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

PERCY HAGAN

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto BANK OF TRAVELERS REST

(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 Fifty Thousand and no/100---

-----DOLLARS (\$50,000.00),

with interest thereon from date at the rate of 8 3/4 per centum per annum, said principal and interest to be repaid:

in monthly installments commencing thirty (30) days from date with like interest payment on the same date of each month thereafter. Said principal to be due and payable one (1) year from date.

Note and mortgage due and payable in full at any change in ownership.

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, Highland Township, on the southwestern side of Mush Creek Church Road, containing 18½ acres, more or less, being shown as a portion of property of John T. Cox Estate, prepared by H. S. Brockman, Surveyor, dated February 17, 1938, recorded in Plat Book 00 at Page 307 and being shown on a more recent unrecorded survey prepared by W. T. Morrow, dated April 26, 1951, to-wit:

BEGINNING at a stake in Mush Creek Church Road, corner of the Howard land and running with said road, the following courses and distances: N. 36-00 W. 180 feet, N. 47-30 W. 466 feet, N. 78-30 W. 151 feet, S. 87-00 W. 237 feet, N. 63-15 W. 70 feet, N. 11-54 W. 144 feet, N. 4-45 W. 164 feet, N. 18-30 W. 205 feet, N. 19-30 W. 200 feet, N. 62-00 W. 334 feet, N. 54-00 W. 300 feet to a stake in the line of an old abandoned roadbed; thence with the old roadbed the following courses and distances: S. 23-25 E. 776.5 feet, S. 33-30 E. 200 feet, S. 31-10 E. 973.5 feet* and S. 25-30 E. 294 feet to a stone on the Howard line; thence with the Howard line N. 53-10 E. 722 feet to the point of beginning.

*This distance has been erroneously recited as 573.5 feet in Deed Book 443 at Page 328 and Deed Book 503 at Page 86. See Plat Book 00, Page 307.

Derivation: Deed of E. Inman, Master recorded June 30, 1954 in Deed Book 503 at Page 86.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or 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.