

FILED
GREENVILLE CO. S. C.

BOOK 1413 PAGE 968

OCT 26 4 08 PM '77

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JOHNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WILLIAM BROADUS McCARSON

(hereinafter referred to as 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 Two Thousand Six Hundred and No/100-----

-----Dollars (\$ 2,600.00) due and payable

^{20.13th} December
\$82.50 per month commencing ~~November~~ 15, 1977, and \$82.50 on the 15th day of each and ever month thereafter until paid in full.

with interest thereon from date hereof at the rate of Nine (9%) per centum per annum, to be paid: monthly

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:

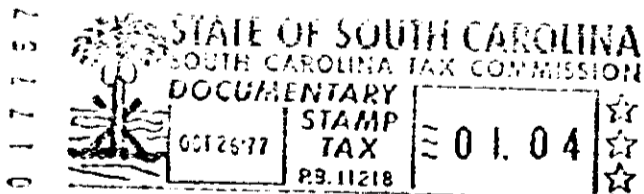
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, located on U. S. Highway 276, about 1 mile north of Cleveland, S. C., and being described as follows:

BEGINNING at an iron pin on the eastern right-of-way on Highway 276, joint front corner of the property, now or formerly Foster; thence with the Foster line, N. 36 E. 103 feet to a point in the center of Middle Saluda River; thence down the center of said River 420 feet, more or less, to a point on the line formerly owned by Harvey Cleveland; thence with the Cleveland Line, S. 47 W. 54 feet to a point on Highway 276; thence S. 21 W. 188 feet to a point on Old Jones Gap Road; thence with Old Jones Gap Road, N. 41 W. 69 feet; thence continuing with Old Jones Gap Road, N. 52-40 W. 322 feet; thence N. 18-10 E. 160.6 feet to the beginning corner.

This being portions of property conveyed to William Broadus McCarson by: . James Norwood Cleveland, et al, Deed Book 470, Page 340, recorded January 19, 1953, also Elliott P. Cleveland, et al, Deed Book 584, Page 230, recorded September 16, 1957, also David L. Garland, Deed Book 805, Page 580, recorded September 12, 1966, also J. Harbey Cleveland, Deed Book 216, Page 85, recorded November 25, 1939, and also Hazel B. Cleveland, et al, Deed Book 491, Page 234, recorded December 31, 1953.

This is the identical property as shown in the Block Book Office of Greenville Co., S. C. as Sheet 673.3, Block 1, Lot 29.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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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