

DEC 27 11 41 AM '51

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLEOLLIE FARNSWORTH
R. M. C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, William Goldsmith, Jr. (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Earle L. Hart

(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 Forty-four Hundred & No/100-

DOLLARS (\$ 4400.00),

with interest thereon from date at the rate of five (5%) per centum per annum, said principal ~~and interest~~ to be repaid: Two years after date, with the privilege of anticipating payment at any time. Interest thereon from date at the rate of 5% per annum, to be computed and paid semi-annually.

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 pursuant to the covenants herein and also in consideration of the further sum of Three (\$3.00) Dollars 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, his heirs, 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, Cleveland Township, containing 70.4 acres, more or less, and being shown on a Plat of the Hart Valley Ranch made by T. N. Davis, October 28, 1944, which plat is recorded in the R. M. C. Office for Greenville County in Plat Book ~~456~~ at Page 45, and being more particularly described by metes and bounds as follows:

"BEGINNING at a point in the outer line of Hart Valley Ranch, which point is approximately 3788 feet Northwest of the Geer Highway, and is shown on Plat of same property by the same surveyor dated October 28, 1944, and is marked by a stone, and running thence the following courses and distances: N. 52-15 W. 6640 feet to a stone and rock pile; N. 42-0 E. 2650 feet; S. 46-0 E. 1918 feet to a stone; N. 48-15 E. 1683 feet to a stone; N. 46-30 E. 327 feet to a stone; N. 41-33 E. 1402 feet to a stone; N. 13-0 W. 891 feet to a stone; N. 22-31 E. 494 feet to a stone; N. 23-31 E. 267 feet to a S. Gum; S. 7-39 E. 1082 feet to a poplar; S. 75-0 E. crossing Jones Gap Road and Middle Saluda River 722 feet to a pine; N. 80-0 E. 600 feet to a poplar; N. 25-23 E. 987 feet to a cherry; S. 56-0 E. 850 feet to a stone; S. 1-0 W. 244 feet; S. 25-00 W. 180 feet to stone; S. 38-30 W. 215 feet; S. 10-0 W. 554 feet to a stone; S. 38-45 W. 342 feet; S. 2-0 E. 350 feet; S. 30-30 E. 165 feet to a stake; S. 10-07 W. 257 feet to a stone; S. 79-45 W. 1164 feet to a point in Jones Gap Road; thence the center of Jones Gap Road, approximately S. 15 W. 350 feet to a bend; thence continuing the same, approximately S. 28 W. 500 feet; thence leaving Jones Gap Road and running N. 75-30 W. 295 feet to a corner; S. 51-30 W. 230 feet to a corner; thence S. 10-0 E. 444 feet to a corner; thence approximately N. 52 E. 225 feet to a point in center of Geer Highway; thence following the center of said highway, approximately S. 12 E. 400 feet to a point where Jones Gap Road crosses Middle Saluda River; thence following the center of the river, approximately N. 79 E. 400 feet to a corner; thence N. 53-30 E. 1851 feet to a corner; thence S. 76 E. 993 feet to a stone; thence S. 37-30 W. 6037 feet crossing Middle Saluda River and Jones Gap Road to the beginning corner."

Said premises being the same conveyed to the mortgagor by the mortgagee by deed of even date to be recorded.

This mortgage is given to secure the unpaid portion of the purchase price.

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.

William Goldsmith, Jr.
Ollie Farnsworth

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