

FEB 19 12 36 PM 1953

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

OLLIE FARNSWORTH  
R. M. C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, W. J. Greer

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

WHEREAS, the Mortgagor is well and truly indebted unto PEOPLES NATIONAL BANK of Greenville, S. C.

(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 Seven Thousand and No/100- -

DOLLARS (\$ 7000.00 ),

with interest thereon from date at the rate of Five per centum per annum, said principal and interest to be repaid: \$100.00 on March 19, 1953 and a like payment of \$100.00 on the 19th day of each successive month thereafter; said payments to be applied first to interest and then to principal, until paid in full, with interest thereon from date at the rate of five per cent, per annum, to be computed and paid monthly.

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, Austin Township, about 6½ miles South of the City of Greenville, lying West of the Laurens Road, containing 70.40 acres, more or less, and having, according to a Plat made by W. J. Riddle on January 12, 1942, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on Laurel Creek, and running thence N. 88-15 E. 1056 feet to iron pin; thence N. 32-45 E. 1278 feet to stake at corner of property formerly owned by W. W. Greer; thence with line of said property, N. 31-30 W. 804 feet to stake; thence N. 29-30 W. 1531 feet to stone; thence S. 40 W. 661 feet to stake; thence S. 4-45 E. 828 feet to stake; thence S. 45-30 E. 159 feet to stake; thence S. 32-45 E. 191 feet to stake; thence due South, 192 feet to spring; thence S. 31 E. 107 feet to stake; thence S. 9-30 E. 231 feet to a stake in branch; thence down branch as a line, S. 83-15 W. 290 feet to bend; thence continuing with branch, S. 70-45 W. 116 feet to point on Laurel Creek; thence down with Creek, S. 28-45 W. 330 feet to bend; thence continuing down Laurel Creek, S. 1-15 W. 733 feet to the point of beginning."

LESS, HOWEVER, a tract of land containing 1.41 acres heretofore conveyed by W. J. Greer to Robert M. Greer by deed recorded in Book of Deeds 339 at Page 107.

The above described land is the identical tract conveyed to W. J. Greer by the Peoples National Bank as Trustee for Constance D. Dooley et al, recorded in Book of Deeds 241 at Page 158, and is described therein as containing 77.85 acres, but the courses and distances used above are taken from a subsequent survey and plat made by W. J. Riddle on January 12, 1942.

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.