

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, **Miss E. S. Peden,**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **Estate of J. B. Wasson**

(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 ONE HUNDRED SEVENTY FIVE** ----- Dollars (**\$2,175.00**) due and payable

**\$725.00 September 20, 1962, \$725.00 September 20, 1963 and \$725.00 Sept. 20, 1964,**

with interest thereon from date at the rate of **six (6)** 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 **Fairview Township**, approximately **three (3) miles south-west of the Town of Fountain Inn**, known and designated as **tract No. 11** according to plat made by **Paul Clark, Surveyor**, of the **J. B. Wasson Estate**, dated **September 4, 1961**, and duly recorded in the office of the Register of Mesne Conveyance in and for **Greenville County** in **Plat Book YY, Page 21**, and consisting of **26.92 acres, more or less**, and having, according to said plat, the following metes and bounds:

**BEGINNING** at a point in center of **Neely Ferry Road**, joint front corner of tracts Nos. 11 and 12, said plat, and running thence with the center of said road **S. 42 W. 565 feet to a pin; thence S. 6-26 W. 422 feet to a pin; thence N. 70-30 E. 262 feet to a pin; thence S. 65-25 E. 192.4 feet to a pin; thence S. 3-50 W. 196 feet to a pin; thence N. 84-13 E. 100.5 feet to a pin; thence N. 13 E. 73.3 feet to a pin; thence N. 38 E. 103 ft. to a pin; thence N. 87-23 W. 479.3 feet to a pin; thence S. 74-40 E. 396 feet to a pin; thence S. 73-20 E. 308 feet to a pin in branch; thence down the meanderings thereof 79.5 feet to a pin; thence N. 8-58 W. 658 feet to a pin; thence S. 81-20 W. 124 feet to a pin; thence N. 12-01 W. 136.5 feet to a pin; thence S. 87 W. 1746.3 feet to a pin; thence N. 6 W. 100 feet to rear corner lot No. 12, said plat; thence with the line of tract No. 12, N. 69 W. 500 feet to the center of **Neely Ferry Road** to the point of beginning.**

Together with all and singular rights, members, hereditaments, 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 Mortgagee covenants that it is lawfully seized of the premises described in the simple recital, 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.

*Handwritten notes:*  
Paid in fees  
P.D. James, Jr.  
5-2-62  
Witness:  
C. W. Neely

REGISTER AND CLERK OF RECORD  
3 DAY OF May 1962  
R. M. C. F. GREENVILLE COUNTY, S. C.  
AT 11:00 O'CLOCK P.M. NO. 38237

*Vertical handwritten note on right margin:*  
For 6 assignments see R. N. Ward 195 Case 45