

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, James Walter McCarter

(hereinafter referred to as the Mortgagor) is well and truly indebted unto Lowell Houston Tankersley

(hereinafter referred to as the 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 Ninety Five and 38/100

Dollars (\$ 2,695.38) due and payable as follows: Seventy Five and No/100 (\$75.00) Dollars to be paid on the 22nd day of November, 1961; Seventy Five and No/100 (\$75.00) Dollars to be paid on the 22nd day of December, 1961; Seventy Five and No/100 (\$75.00) Dollars to be paid on the 22nd day of January, 1962; One Hundred Fifty and No/100 (\$150.00) Dollars to be paid on the 22nd day of February, 1962; One Hundred Dollars (\$100.00) to be paid on the 22nd day of each and every successive month thereafter until paid in full, with interest thereon from date at the rate of six (6%) 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, Bates Township, School District 305, about one and one-half miles Northwest of the City of Travelers Rest on the northern side of U. S. Highway 270, being shown and described as containing 32.2 acres according to a plat of property prepared for Isabell Davis Burns by J. G. Bruce, Surveyor, July 1954, said plat having been recorded in the R.C. Office of Greenville County, South Carolina, in Plat Book "EE", at Page 61, and having, according to said plat, the following metes and bounds, to-wit:

beginning at a stake on the right of way of G & N Railroad and running thence along the center of a proposed 30 foot road N. 17-22 E. 211.8 feet to a stake; thence running N. 23-23 E. 338 feet to a stake; thence running N. 43-23 W. 205 feet to a point in a county road (stake back on line at 15 feet); thence running generally with center of said county road N. 57-12 E. 1,000.7 feet to a point in said road (stake off right of way at 20.5 feet); thence running S. 43-25 E. 306 feet to a stake in branch; thence with branch as the line the following courses and distances; S. 41-45 W. 238 feet; S. 50-15 W. 200 feet; S. 47-30 W. 471 feet to a stake on eastern edge of said branch; thence S. 55-52 E. 102.5 feet to an iron pin cornering with property of (formerly) Monroe Gibson; thence running with Gibson line S. 35-50 W. 207.2 feet to an iron pin; thence continuing with Gibson line S. 34-10 E. 200.0 feet to an iron pin on western edge of a county road; thence running S. 35-15 W. 222.4 feet to a stake; thence crossing G & N Railroad S. 44-07 W. 00 feet to a stake; thence running N. 53-53 W. 237 feet to a point in center of U. S. Highway 270; thence with center of said highway N. 35-10 W. 335 feet to an iron pin; thence running N. 47-30 W. 427.5 feet to the point of beginning.

The mortgagor hereby warrants and represents that this mortgage is a junior and subordinate lien only to the two following described mortgage liens:

1. To E. H. Edwards, recorded in the R.C. Office of Greenville County, S. C. in Mortgage Book 010, at Page 9, and having a total balance due, including principal and interest to date, of \$2,245.00.
2. To Isabell Davis Burns, recorded in the R.C. Office of Greenville County, S. C., in mortgage book 010, at Page 6, 17 September, 1954, and having a total balance due, including principal and interest to date, of \$6,142.00.

This being the same property as was conveyed to the mortgagor herein by deed of Isabell Davis Burns as was recorded in the R.C. Office of Greenville County, South Carolina, September 17, 1954, in Deed Book 506, at Page 237.

Together with all and singular rights, members, 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 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.

*Satisfied and Cancelled This 9th day
of June, 1962
Lowell Houston Tankersley*

SATISFIED AND CANCELLED OF RECORD
9 DAY OF June 1962
Walter J. Foxworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:40 O'CLOCK A. M. NO. 3053-8