

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

FILED BOOK 881 PAGE 401
GREENVILLE CO. S. C.
FEB 20 1965
12 AM
OLLIE J. H. WORTH
R. M. C.

WHEREAS, R. B. Grumbles

(hereinafter referred to as Mortgagor) is well and truly indebted unto

The Peoples National Bank, 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

Twenty-five Hundred and no/100 - - - - - Dollars (\$ 2500.00) due and payable

One (1) year from date

and one-half (6½)

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 Mortgagee 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, near the Old Easley Bridge Road and on Saluda River, about four miles from the City of Greenville, and being known and designated as Tracts Nos. 7 and 8 as shown on plat made by Dalton & Neves, October, 1932, and having the following metes and bounds:

BEGINNING at an iron pin on Saluda River and running thence N. 35-30 E., 126 feet to an iron pin; thence N. 22-0 E., 1264 feet to an iron pin in road; thence with said road, N. 21-05 E., 708 feet to an iron pin in said road; thence continuing with said road, N. 48-45 E., 558 feet to an iron pin in said road; thence continuing with said road, N. 63-30 E., 437.7 feet to an iron pin in said road; thence N. 31-35 W., 741 feet to an iron pin; thence N. 47-10 W., 138 feet to a branch; thence with said branch as line, S. 54-15 W., 200 feet; thence with branch as line, S. 61-15 W., 290 feet; thence with said branch as line, S. 70-10 W., 200 feet; thence continuing with said branch, S. 50-20 W., 200 feet; thence S. 73-25 W., 173.7 feet to an iron pin; thence S. 31-44 W., 156 feet to an iron pin; thence S. 30-20 W., 1130 feet to Saluda River; thence down the meanders of said river to the beginning corner. Tract No. 7 contains 22.85 acres, more or less, and Tract No. 8 contains 41 acres, more or less, making a total of 63.85 acres, more or less, and being the same property conveyed to mortgagor by Bertha Brady by deed dated November 6, 1945, and recorded in the R.M.C. Office for Greenville County in Deed Book 282 at Page 321.

The plat of the above described property is recorded in the R.M.C. Office for Greenville County in Plat Book H at Pages 212 and 213, reference to which is hereby craved.

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 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 OF RECORD

30 DAY OF July 1965
Ollie J. H. Worth
R.M.C. FOR GREENVILLE COUNTY, S. C.
AT 0:59 O'CLOCK A.M. NO. 3528

PAID AND SATISFIED IN FULL THIS

30 DAY OF July 1965
THE PEOPLES NATIONAL BANK
GREENVILLE, SOUTH CAROLINA

Marshall C. Pickens, Pret Cashier

WITNESS Mary Owen Christen
M. Linn B. Christopher