

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

FILED  
GREENVILLE S.C.  
MORTGAGE OF REAL ESTATE

BOOK 1064 PAGE 293

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Warren C. Sprouse,  
JUL 24 10 31 AM 1967

Jr., of Greenville County

WHEREAS, I, Warren C. Sprouse, Jr.

OLLIE FARRISWORTH  
R.M.O.

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Pelzer-Williamston Bank

(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

Eighteen thousand five hundred & 00/100- - - - - Dollars (\$18,500.00 ) due and payable  
on demand

with interest thereon from date at the rate of  $6\frac{1}{2}\%$  per centum per annum, to be paid: semi-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

All that piece, parcel or tract of land lying, being and situate in the County and State Aforesaid, Fairview Township, and containing 13.60 acres, more or less, according to a plat and survey made by R. E. Jordan, Surveyor, in November 1966, and having according to said plat the following courses and distances, to-wit: Beginning at a nail in the center of Sprouse Lane Road, corner with other land of ~~W. C. Sprouse~~ W. C. Sprouse and on line of W. A. Hopkins, said point measuring a distance of 62.5 feet S. 3-45 W. from an iron pin in the Northern edge of said Sprouse Lane Road, and running thence with the said Road N. 29-48 E. 78.4 feet to a nail; thence continuing with the road N. 18-11 E. 209.9 feet to a nail in center of said road; thence N. 30-16 E. 147.6 feet to a nail in center of said road; thence N. 51-29 E. 109.1 feet to a nail in center of said road; thence N. 65-24 E. 241.7 feet to a nail in the said road; thence N. 83-48 E. 368.9 feet to a nail in center of said road, corner with other land of the W. C. Sprouse and land of J. C. Sprouse; thence N. 23-04 W., crossing an iron pin 25 feet from said point in the northern edge of said road, 483.3 feet along line of land of J. C. Sprouse to a stone 0, corner with land formerly owned by J. B. Wasson; thence with Wasson line N. 42-15 W. 819.8 feet to an iron pin (old), joint corner with lands of J. M. King and W. A. Hopkins; thence with the joint line of the lands of W. A. Hopkins S. 3-45 W. 1659.3 feet to a point in the center of said Sprouse Lane Road, the point of beginning, and crossing an iron pin 62.5 feet in or near the northern edge of said road before reaching said point, and bounded by lands of J. C. Sprouse, other lands of the W. C. Sprouse, Hopkins land, land formerly owned by J. B. Wasson, J. M. King, Sprouse Lane Road and others. Reference is made to the aforementioned Plat and also to deeds of record in the Office of the RMC for Greenville County, S. C., in Deed Book 115, page 167 and Deed Book 269, page 55, the within conveyed premises being a portion of the lands described in said deeds. This also being that same lot of land conveyed to me by W. C. Sprouse by deed dated Dec. 2, 1966, and recorded in the office of the RMC for Greenville County in Book 810, page 300.

ALSO, all that piece, parcel or tract of land in Fairview Township, Greenville County State of South Carolina, containing sixty-four (64) acres more or less, and being known and designated as Tract No. 1 of the Mrs. Janet P. Stenhouse property, according to a plat of E. E. Gary, Surveyor, Oct. 2, 1926, and having the following metes and bounds, to-wit: BEGINNING at a stake in the Neely Ferry Road and running thence N. 41 $\frac{1}{2}$  W. 27.65 chains to a point in said road; thence N. 3 E. 10.24 chains to an oak; thence S. 88 $\frac{1}{2}$  E. 25.50 chains to a stone; thence S. 3 W. 19.00 chains to a stake; thence S. 87 E. 7.25 chains to a stake; thence S. 3 W. 7.25 chains to a stone; thence N. 64-3/4 W. 14.32 chains to the point of beginning. This being that same lot of land conveyed to me by deed of J. C. Sprouse, dated Sept. 12, 1960, and recorded in the office of the RMC for Greenville County in Book 658, page 497.

Together with all and singular rights, members, herditaments, 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.