

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
SEP 1 4 48 PM '72  
ELIZABETH RIDDLE  
R.M.C.  
JR.

BOOK 1247 PAGE 525

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, THOMAS T. GOLDSMITH/AND HELEN W. GOLDSMITH

(hereinafter referred to as Mortgagor) is well and truly indebted unto CARL SANDLIN AND GLADYS SANDLIN

(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 -----

FIFTEEN THOUSAND AND NO/100THS-----Dollars (\$ 15,000.00-->) due and payable

AS SET FORTH IN SAID NOTE

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, having the following courses and distances, to-wit:

BEGINNING at a stone on the South side of Pleasant Retreat Road, and running thence N. 60-00 W. 283.8 feet to an iron pin; thence N. 74-00 W. 953.04 feet to an iron pin; thence N. 58-30 W. 999.9 feet to a P. O.; thence N. 5-00 W. 403.26 feet to an iron pin; thence N. 88-00 W. 587.4 feet to a R. O. stump; thence S. 30-00 W. 153.12 feet to a rock; thence S. 48-00 E. 2,488.2 feet to a stone O. M.; thence N. 61-00 E. 955.68 feet to a stone at the point of beginning, formerly containing 23.45 acres, more or less; LESS, HOWEVER, five (5) acres heretofore conveyed by a deed recorded in Deed Book 293 at Page 375, and 8.85 acres conveyed by a deed recorded in Deed Book 883 at Page 82. THIS being a portion of the property conveyed to the Grantor, Carl Sandlin, by a deed recorded in Deed Book 554 at Page 183, and it being the intention herein to convey all the remaining property acquired by the Grantors in said deed from John H. Childs.

ALSO, ALL that piece, parcel or lot of land in Bates Township, Greenville County, South Carolina, having the following courses and distances, to-wit:

BEGINNING at an iron pin on the Southern side of Pleasant Retreat Road N. 74-48 W. 185 feet parallel to lands now owned by Carl Sandlin; thence N. 52-46 E. 66.5 feet to the Southern side of Pleasant Retreat Road; thence S. 54-25 E. 152 feet to the beginning corner, said land being triangular in shape. THIS being the same property conveyed to the Grantor, Carl Sandlin, by a deed recorded in Deed Book 831 at Page 519.

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.