COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

whereas, I. James E. Barnett

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

(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

in full within three (3) years, with the right to pay in full at an earlier date, if desired,

with interest thereon from date at the rate of 8%

per centum per annum, to be paid: annualy

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 texes, 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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, 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 Bates Township, and according to a survey made by Terry T. Dill, Surveyor, November 22, 1962, being recorded in the RMC Office for County & State aforesaid, having the following mates & bounds, to-wit:

BEGINNING at an iron pin at the Southwest corner of said tract at corner of property now or formerly owned by Costell Pugh and in center of the right of way of the City of Greenville and runs thence along said Pugh Line N. 65-00 E. 1134 feet to an iron pin, now or formerly property of Stanley Guest; thence along said Guest line N. 1-40 E. 1922 feet to a stone; thence S. 45-10 W. 1716 feet to an iron pin; thence S. 41-10 W. 854 to an iron pin; thence S. 48-40 W. 151 feet to an iron pin in center of right-of-way of City of Greenville; thence along said right-of-way S 62-00 E. 594 feet to an iron pin; thence still along said right of way S. 60-19 E. 326 feet to the beginning corner and contains 50.3 acres, according to the plat referred to above.

This is the greater portion of that tract of land conveyed to Will Choice by deed of H. D. Burns dated February 19, 1946 recorded in Deed Book 287, at page 419 on February 26, 1946 RMC Office for Greenville County, South Carolina, thereafter, Will Choice died testate on November 8, 1962, and by the terms of his will, which is on file in the Probate Court for Greenville County, South Carolina in Apt. 810, File 9, he devised the above property to his wife, Frances McGowan Choice.

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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 thereform, 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 hercinabove 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 Mortgagoe forever, from and against the Mortgagor and all persons whomseever lawfully claiming the same or any part thereof.

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