

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

5

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 987 PAGE 257

WHEREAS, The Boys of America Home

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company

(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 Thousand and no/100 - - - - - Dollars (\$ 20,000.00-) due and payable

in four equal annual principal installments of Five Thousand and no/100, (\$5,000.00), Dollars per installment with the first installment due on Jan. 1, 1965 and the succeeding installments due on the first day of Jan. each year thereafter

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 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, Dunklin Township, lying on the Western side of the Old Augusta Road, containing 65.78 Acres, more or less, about 22 miles south of Greenville, and according to a survey made by W. D. Riddle, Dated March 28, 1935, being more particularly described as follows:

BEGINNING at a stone on the Old Augusta Road, and running thence N. 87-30 W. 1051 feet to a stone; thence with the line of the property of Eugene Bolden, S. 2 W. 669 feet to a stone; thence continuing with the line of said property and property of Lillian Peden, S. 89 W. 995 feet to a stone; thence with the line of the property of Lillian Peden, S.5-30 E. 620 feet to a stone; thence continuing with the line of said property, N. 85-45 W. 1057 feet to an iron pin; thence with the line of the property of J. E. Loftis, S. 1-15 W. 1110 feet to a stone; thence with the line of property hereafter described, N. 63-36 E. 3720 feet to a stake in Old Augusta Road; thence with said Road, N. 22 W. 652 feet to the beginning corner.

ALSO: Those two tracts, one of which is on the Western side of the New Augusta Road, adjoining the above described property on the East and the second of which is to the South of and adjoining the above described property containing in the aggregate 55.4 acres and according to a survey by W. M. Nash, made March, 1937, being described as follows:

TRACT NO. 1: BEGINNING at a point in the center line of New Augusta Road, corner of property of Tampie McKittrick, and running thence with the line of said property, N. 87 W. 2.33 chains to a stake in the center line of the Old Augusta Road; thence with said road, S. 22 1/2 E. 9.60 chains to a stake; thence N. 41 E., 2.33 chains to a point in the center line of the New Augusta Road; thence with the center of said road, N. 27 W. 7.10 chains to the Beginning.

TRACT NO. 2: BEGINNING at a stake on the Old Augusta Road at the Southeast corner of tract first described above, which point is also S. 65 1/4 W. 73 chains from the Southwest corner of the last described tract and running thence S. 63-55 W. 55.75 chains to a flint rock on John Loftis Line; thence with the Loftis line, S. 00-55 W., 8.14 chains to a stone, corner of Frank Stokes line; thence with Stokes line S. 75-3/4 E., 9 chains to stone corner, property of E. A. Knight; thence with the Knight line, N. 55-1/2 E., 21.64 chains to a stone at the corner of property of J. W. Page; thence with the Page line N. 59-1/2 E., 23.21 chains to a stone; thence N. 11 W., 1.08 chains to a stone; thence N. 22-1/4 E., 10.30 chains to the Beginning corner.

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.

PAID IN FULL & SATISFIED, this 4 day of Nov. 1966.

Southern Bank and Trust Company
Greenville, South Carolina

By S. H. Hunt, Jr. & Carl Lewis

Witness [Signatures]

SATISFIED AND CANCELLED OF RECORD
14 DAY OF Nov. 1966
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:30 O'CLOCK, P. M. NO. 12403