

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, George P. Wagoner

(hereinafter referred to as Mortgagor) is well and truly indebted unto Frank S. Lonko and Frank S. Lonko, Jr.

(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 Two Ten Thousand Dollars (\$20,000.00) due and payable

as follows: \$3,000.00 and the accumulated interest May 26, 1963 and \$3,000.00 and the accumulated interest each May 26th thereafter until paid in full with the privilege of anticipating any or all payments at any time

with interest thereon from date at the rate of 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 for or 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 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, Fallview Township, containing 183.1 acres, more or less, and being bounded on the West by Rocky River, on the North by property of R. Richardson, on the East by Harrison property, and on the South by the Jenkins Bridge Road, and being more particularly described as follows: Beginning at a point in the Jenkins Bridge Road and running thence N. 56-20 W. 117 feet to a point; thence N. 21-30 W. 591 feet to a point; thence S. 73-15 W. 300 feet to a point; thence S. 51-20 W. 420 feet to a point; thence N. 53-30 W. 712 feet to a point; thence N. 15-15 W. 330 feet to a point; thence N. 9 E. 259 feet to a point; thence N. 43 W. 410 feet to a point; thence N. 72-30 E. 250 feet to a point; thence S. 3-45 E. 122 feet to a point; thence N. 81 E. 241 feet to a point; thence S. 57 E. 311 feet to a point; thence S. 80 E. 390 feet to a point; thence N. 31-39 E. 93 feet to an iron pin; thence N. 52-30 E. 1,010 feet to a small pipe; thence N. 51-45 E. 2,099 feet to an iron pin; thence S. 41-30 E. 1,925 feet to an iron pin in old road; thence S. 68-15 W. 796 feet to a point in center of Jones Road; thence S. 61-45 W. 1,506 feet to a stake; thence S. 22-24 W. 1,891 feet to the point of beginning, according to a plat made by J. Max Richardson February, 1950, and plat of record in the Office of the S. M. C. for Greenville County, S. C., in Plat Book X, Page 101. This being the same tract of land this day conveyed to the mortgagor by deed of the mortgagee to be recorded herewith, this is a purchase money mortgage being given to secure the balance of the purchase money thereof.

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 Mortgagee 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 whatsoever lawfully claiming the same or any part thereof.

George P. Wagoner
Frank S. Lonko, Jr.
Frank S. Lonko

RECORDED AND INDEXED OF RECORD
R. M. C. FOR GREENVILLE COUNTY, S. C.
1963