

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FANNING
R. M. C.

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: I, H. B. PEDEN,

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. W. HARLING, 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 FIVE HUNDRED and NO/100-----
----- Dollars (\$ 500.00-----) due and payable
one year after date,

with interest thereon from date at the rate of six 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 as hereinafter described that may now, hereafter, lying and being in the State of South Carolina, County of~~

ALL those pieces, parcels, lots or tracts of land situate, lying and being in Fairview Township, Greenville County, South Carolina, approximately three miles southwest of the Town of Fountain Inn, known and designated as Tracts Nos. 12, 13, and 14 of the subdivision of J. B. Wasson Estate Lands according to plat made by Paul Clark, Surveyor, dated September 4, 1961, and duly recorded in the R. M. C. Office for Greenville County in Plat Book YY at Page 21, and consisting of 3.96 acres, more or less, and having according to said plat the following metes and bounds, to-wit:

BEGINNING in the center of Neely Ferry Road at the joint front corner of Tracts Nos. 11 and 12 and running thence with the joint line of said Tracts Nos. 11 and 12, S. 67 E. 500 feet; thence N. 6 W. 700 feet to pin in center of Fairview Stock Show Road; thence with said road, N. 32-46 W. 115.5 feet to center of Neely Ferry Road; thence with the center of said road, S. 23 W. 200 feet; thence continuing with center of said road, S. 30 W. 150 feet; thence continuing with the center of said road, S. 37 W. 150 feet to the point of beginning.

Being the same property conveyed to the mortgagor herein by J. E. Baskin and Ruby H. Baskin by deed to be recorded herewith.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 4/19/69
W. W. Harling Jr.
witness Gaudy Mayfield*

SATISFIED AND CANCELLED OF RECORD

*10 DAY OF April 1969
Ollie Fanning*

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 12:47 O'CLOCK P. M. NO. 24157