FILED COUNTY OF Greenville GREENVILLE CO. S. O. E.

MORTGAGE OF REAL ESTATE

BANK 971 PAGE 245

SEP 9 4 19 PM TECALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Donald S. Tarkot RNSWORTH R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto ${
m R.\ N.\ Ward}$

(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

upon the same terms and conditions specified in mortgage between same parties recorded in Mortgage Book 609, page 120, this being a substitute of certain property to further secure said debt.

with interest thereon from date at the rate of

per centum per annum, to be paid:

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 Mortgages 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 Mortgages, its successors and as-

"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 Gantt Township, containing 13.32 acres, more or less, and being a part of Tract 3 on a plat of Property of Estate of R. C. Willimon, Decease, made by W. J. Riddle, Surveyor, dated November 1925 and recorded in the R.M.C. Office for Greenville County in Plat Book G. at page 167 and having, according to said plat, the following metes and bounds, to wit:

Beginning at a stake on creek, joint corner of Tracts 1, 2 and 3 and running thence 3. 21-30 E. 557 feet to iron pin, joint corner of Tracts 1 and 3; thence 3. 37-50 E. 821.8 feet to a nail cap in road leading to Conestee; thence with the Conestee Road N. 24-00 E. 607.9 feet to a point in said road; thence still with said road N. 17-50 E. 148 feet to a point in said road; thence running N. 4-50 E. 122 feet to a nail and cap on a creek, which creek is the southern boundary line of Tract 2; thence with said creek N. 42-00 W. 181.5 feet to a point on said creek; thence still with said creek N. 75-15 W. 130.7 feet to a point; thence still with said creek S. 70-15 W. 201.3 feet; thence still with said creek N. 57-30 W. 330 feet; thence N. 77-15 W. 46.2 feet to an iron pin; thence still with said creek N. 49-30 W. 87.8 feet; thence still with said creek S. 85-45 W. 165 feet to point of beginning.

This mortgage is a further security for debt evidenced by mortgage recorded in Book 609, page 120 and is a substitute of additional property for certain property which has been released by mortgage. This does not evidence any new indebtedness of mortgagor.

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 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 and satisfied this the 10th day of R.n. Ward SATISFIED AND CANCELLED OF RECORD

Witness - Othellio Hellams Bessie m. Ward

DAY OF May Ollie Farnsworth R. M. C. FOR GREENVILLE COUNTY, S. C. AT/2:290'CLOCK P M. NO.3222/

Footer for ex al