

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JAMES D. MCKINNEY, JR.
ATTORNEY-AT-LAW
MORTGAGE OF REAL ESTATE

BOOK 1012 PAGE 345

TO ALL WHOM THESE PRESENTS MAY CONCERN:

NOV 1 4 51 PM 1965
OLLIE FARNSWORTH
R. M. C.

WHEREAS, I, W. M. Peace

(hereinafter referred to as Mortgagor) is well and truly indebted unto Perry V. Haymes

(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 seven thousand and no/100 dollars

Dollars (\$ 7,000.00) due and payable
at the rate of \$100.00 per month hereafter until paid in full, payments to be applied first to interest and the balance to principal; the first payment to be due November 27, 1965, and the remaining payments to be due on the 27th day of each and every month thereafter until paid in full, with the right to anticipate payment in part or in full at any time before maturity,

with interest thereon from date at the rate of six per centum per annum, to be paid: monthly

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, and in Austin Township, containing 44.1 acres, more or less, according to survey made by W. J. Riddle, Dated April, 1957 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of a County Road, and running thence S. 39-45 E. 453 feet to an iron pin; thence S. 39-33 E. 1877 feet to a hickory; thence with the new line, S. 31-40 W. 685 feet to a stone; thence S. 30-W. 116 feet to an iron pin; thence N. 39-00 W. 1650 feet to an iron pin; thence N. 79-20 W. 716 feet to an iron pin; thence N. 19-30 E. 237 feet to an iron pin; thence N. 6-45 E. 71 feet to an iron pin in the center of the County Road; thence with the center of the County Road, N. 34-45 E. 222 feet to an iron pin; thence continuing with the said road, N. 42-00 E. 328 feet to an iron pin; thence still continuing with said road, N. 34-45 E. 422 feet to the point of beginning.

This is a purchase money mortgage.

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 on this date of Jan. 25, 1967.

Perry V. Haymes

*Harry T. Lollis
Lawton W. Greene*

SATISFIED AND CANCELLED OF RECORD

25 DAY OF Jan. 1967

Ollie Farnsworth

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

AT 1:05 O'CLOCK P. M. NO. 17906