

GREENVILLE CO. S. C.

AUG 12 3 06 PM 1966

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE  
OLLIE FARNSWORTH

BOOK 1037 PAGE 41

OLLIE FARNSWORTH TO ALL WHOM THESE PRESENTS MAY CONCERN:  
R. M. O.

WHEREAS, Hart Valley Ranch, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Peoples National Bank, Greenville, S.C.

(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 TWO THOUSAND FIVE HUNDRED AND NO/100THS Dollars (\$22,500.00) due and payable \$258.36 per month commencing on the 1st day of September, 1966, and a like payment of \$258.36 per month on the first day of each month thereafter until paid in full, said payments to be applied first to interest, balance to principal

with interest thereon from date at the rate of 6-3/4 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, in Cleveland Township, containing 1100 acres, more or less, and being shown on plat of the Hart Valley Ranch, recorded in Plat Book BB at page 15 and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at a stone at the northwest corner of a tract of land conveyed by Earl L. Hart to William Goldsmith, Jr., recorded in Volume 448 at page 115, and running thence N. 29-30 W. 8,518 feet to a chestnut; thence N. 30 W. 200 feet to a stone at northwest corner of tract conveyed by Earl L. Hart to L. M. Brown by deed recorded in Volume 448 at page 103; thence N. 57-30 E. 430 feet to a stake; thence N. 73-30 E. 875 feet to a stake; thence N. 78 E. 824 feet to a stake; thence S. 83 E. 900 feet to a stake; thence S. 83 E. 375 feet to a stake; thence S. 83 E. 520 feet to a stake; thence S. 85-30 E. 656 feet to a stake; thence S. 84-30 E. 632 feet to a stake; thence S. 88-30 E. 264 feet to a stone; thence S. 44 E. 3,996 feet to a stake; thence N. 85 E. 165 feet to a stake; thence S. 8-30 E. 645 feet to a stake; thence N. 73 E. 78 feet to a stake; thence S. 22 E. 645 feet to a stake; thence S. 20 E. 49 feet to a Red Oak in Oil Camp Creek; thence with Oil Camp Creek as the line in a northeasterly direction 3,500 feet, more or less, to a Sweet Gum at northern corner of the tract of land conveyed to William Goldsmith, Jr.; thence with the line of Goldsmith's tract the following courses and distances, to-wit: S. 23-31 W. 267 feet; S. 22-31 W. 434 feet; S. 13 W. 891 feet to a stone; S. 41-33 W. 1,402 feet to a stone; S. 46-30 W. 327 feet to a stone; thence S. 48-15 W. 1,683 feet to a stone; thence N. 43 W. 1,918 feet to an iron pin; thence S. 42 W. 2,650 feet to a stone, the point of beginning. LESS, HOWEVER: a certain tract of land containing 6.46 acres located within the boundaries above mentioned which was reserved by Jane B. Hart in Deed Book 503 at page 140, and having, according to plat of J. C. Hill, dated April 28, 1954, and recorded in Plat Book HH at page 95, the following courses and distances, to-wit: BEGINNING at a point in the center of Oil Camp Creek and running thence by a pole and by an iron pin located on the northern side of the road as shown on said plat and continuing in a straight line 20 feet east of the woodshed, N. 32-15 W. 766 feet to an iron pin; thence S. 57-45 E. 406 feet to an iron pin; thence S. 32-15 E. 621 feet to point in center of Oil Camp Creek; thence down Oil Camp Creek as the line, 460 feet, more or less, to the point of beginning. LESS HOWEVER: Lots Nos 1, 2, 3, 4, 5, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 23, 24, 25, 27, 28, 34, 35, 36, 37, 38, 39, and 40, of Hart Valley Haven, shown in Deed Book 523, page 163; lot as shown in Deed Book 611, page 480; lot as shown in Deed Book 612 at page 81; and lot

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 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.

as shown in Deed Book 612 at page 82.

SATISFIED AND CANCELLED OF RECORD

26 DAY OF June 1974

Donnie S. Tankersley

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

AT 11:30 O'CLOCK A. M. NO. 33055

FOR SATISFACTION TO THIS MORTGAGE SEE  
SATISFACTION BOOK 24 PAGE 212

For Release for 29 See Deed Book 939 Page 262 Deed to W. H. Kerner  
For Release 91.3 Acres See Deed Book 913 Page 500 Deed to Jaylen O. Kerner  
For Release 52.13 Acres See Deed Book 831 Page 566 Deed to W. H. Kerner