

JAN 23 3 17 PM 1967

BOOK 1048 PAGE 513

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C. MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, TOM S. BRUCE AND C. HENRY STEVENS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. M. JOHNSON,

(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 THOUSAND TWO HUNDRED NINETY AND NO/100THS -Dollars (\$ 20,290.00) due and payable as set forth in said note.

with interest thereon from date at the rate of six (6) per centum per annum, to be paid: quarterly.

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, Saluda Township, containing 246.5 acres, more or less, on a branch of Mush Creek waters of the South Tyger River, shown on a plat of property of Tom S. Bruce and Henry Stevens prepared by Jones Engineering Services on January 20, 1967, and having according to said plat the following courses and distances, to-wit:

BEGINNING at an iron pin at the southern tip of said tract, and running thence N. 24-00 W. 627 feet to a stone; thence N. 43-30 W. 429 feet to a stone; thence N. 74-00 W. 594 feet to a spring; thence along a branch N. 28-15 W. 627 feet to an iron pin; thence N. 18-45 E. 680 feet to a stone; thence N. 25-15 E. 2838 feet to a stone; thence S. 59-45 E. 1584 feet to a stone; thence N. 20-45 E. 893 feet to a stone; thence S. 47-15 E. 242.9 feet to a stone; thence S. 49-00 E. 561.7 feet to a stone; thence S. 11-30 W. 402.6 feet to a stone; thence S. 37-30 E. 250.8 feet to a stone; thence S. 37-55 W. 693.7 feet to a stone; thence along a branch as the line N. 86-30 W. 130 feet to a point; thence South 124.7 feet to a point; thence S. 38-15 W. 99.7 feet to a stone; thence S. 28-30 E. 910.8 feet to a point; thence N. 87-30 W. 219.1 feet to a stone; thence S. 9-00 E. 1109 feet to a pine and iron pin; thence S. 76-55 W. 474 feet to a stone; thence S. 10-00 E. 297 feet to a spring; thence S. 44-58 E. 87.6 feet to an iron pin; thence N. 88-40 W. 1306 feet to an iron pin; thence N. 75-58 W. 422 feet to an iron pin; thence S. 19-00 W. 705 feet to the point of beginning.

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.

*Paid and satisfied in full this 1st day of July 1969.
J. M. Johnson
Witness William L. Bouton*

SATISFIED AND CANCELLED OF RECORD

25 DAY OF August 1969

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

AT 9:32 O'CLOCK A. M. NO. 4635