

MAR 18 4 43 PM 1968

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FANNING SMITH
R. M. C.
MORTGAGE OF REAL ESTATE

BOOK 1086 PAGE 559

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JOHN R. JULIAN AND BERNICE E. JULIAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto WILLIAM B. POOLE

(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 Six Thousand, Five Hundred and No/100-----
Dollars (\$ 6,500.00) due and payable

in full three (3) years after date
(borrowers reserve the right to prepay this mortgage in full or in part without penalty at any time prior to maturity)
with interest thereon from _____ date at the rate of seven per centum per annum, to be paid: annually in advance

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 or parcel of land with all improvements thereon or hereafter constructed thereon situate, lying and being in the State of South Carolina, County of _____~~

All that certain piece, parcel or tract of land, lying and being in Grove Township, Greenville County, State of South Carolina, containing 28.9 acres, more or less, and being the major portion of Tract No. 1 on plat of Estate of H. S. Cureton, recorded in the R. M. C. Office for Greenville County in Plat Book P at Page 105, and being more fully described as follows:

Beginning at an iron pin on the eastern side of Fork Shoals Road at the corner of property of Reedy Fork Church; thence along said Church property N. 63-45 E. 933.9 feet to an iron pin; thence along the N. Sullivan Estate S. 21 E. 639.54 feet; thence along J. T. Childers property line S. 19-15 E. 1,081.24 feet to an iron pin; thence S. 74-25 W. 965 feet to an iron pin in the Fork Shoals road; thence along the center of Fork Shoals road (more or less) N. 18-55 W. 1,223.8 feet to the beginning corner, LESS HOWEVER, a tract containing 1.1 acre conveyed to Reedy Fork Church on April 13, 1965, and described as follows: Beginning at a point in Fork Shoals road at Reedy Fork property and running thence N. 63-45 E. 446.5 feet to an iron pin; thence S. 26-15 E. 105 feet to an iron pin; thence S. 63-45 W. 456.0 feet to a point in center of road; thence along center of road N. 21-15 W. 105.4 feet to the beginning corner; being the same property conveyed to the mortgagors herein by deed of W. R. Julian dated November 16, 1965, recorded in Deed Book 787 at Page 12.

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 April 17, 1969.
Wm. B. Poole
Witness Sarah L. Campbell
Bonnie M. Morris

SATISFIED AND CANCELED OF RECORD
18 DAY OF *April* 19*69*
Ollie Fanning Smith
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT *9:15* O'CLOCK *A.* M. NO. *24912*