

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

APR 23 3 37 PM 1968

BOOK 1090 PAGE 371

MORTGAGE OF REAL ESTATE

of Greenville County

OLLIE F. HAMMOND
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, J. H. Hammond

WHEREAS, I, J. H. Hammond of Greenville County

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Pelzer-Williamston Bank

(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

Eighty-five hundred & 00/100- - - - - Dollars (\$ 8500.00) due and payable

on demand

with interest thereon from date at the rate of 6 1/2 per centum per annum, to be paid: semi-annually

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, Dunklin Township, containing 52.50 acres, more or less, and being known as the Bruce Place, and being located on the Pelzer Road about four miles from Pelzer, on branch waters of Saluda River and being bounded on north by H. E. Cooley, property of Pentecostal Holiness Church and Nancy Cooley, on east by Jesse Woodson, on south by Jesse Knight, Henry Green, Clara Chapman and on west by W. H. Welborn as represented by plat thereof made by W. J. Riddle, Surveyor, under date of May 14, 1934, recorded in Plat Book JJ, Page 125, and being the same tract of land conveyed to Mrs. Hattie Cooley by Anna M. Bruce by deed dated Jan. 8, 1920, recorded in Deed Book 63, page 287; Less However, and excluded from the property shown on the Riddle plat are two lots which have been conveyed away by Hattie Cooley. One of these lots was conveyed to Jas. H. Taylor, and others as trustees of the Pentacostal Holiness Church by deed dated May 21, 1951, recorded in Deed Book 469, page 425, and is described as follows: BEGINNING from an old corner, stone under building, a line running 239.5 feet S. 47-30 W. to a point on the Old Pelzer Road; thence N. 10 E. 240 feet to a point on an old hedge road; thence S. 64 E. 112 feet to beginning. The other lot was conveyed by the said Hattie Cooley to Charlie Albertson and others as trustees of the Beech Springs Pentacostal Church by deed dated March 21, 1951, recorded in Deed Book 431, page 325. The second lot, above mentioned is shown on plat made by J. Coke Smith, Sur., dated March 2, 1951, recorded in Plat Book JJ, page 125, R.M.C. office, Greenville County, and is bounded on the north by property of Pentacostal Church, on the east by M. C. Moore, on the south by Mrs. Hattie Cooley and on the west by Mrs. Hattis Cooley.

This being that same land conveyed to me by Hattie Cooley by deed recorded in Deed Book 547 at page 63, from which two acres have been conveyed by two separate conveyances, one acre being conveyed to J.H. Hammond, Jr. by deed recorded in Deed Book 733, at page 260, with a corrected or amended deed recorded in Deed Book 733, at page 260 with a corrected or amended deed recorded in Deed Book 735, at page 391, and the remaining one acre conveyed to Jerry M. and Olivia H. Johnson by deed recorded in Deed Book 726, at page 16.

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.

MINISTER AND CLERK OF THE COURT
J. H. Hammond
R. M. C. FOR GREENVILLE COUNTY
AT 2:15 O'CLOCK P.M. APR 23 1968

FOR SATISFACTION TO THIS MORTGAGE
SATISFACTION BOOK 1090 PAGE 371

Handwritten notes on the right margin: "I have 1920 deed on the book 11, 3 page 10 sent to Pentecostal Holiness Church (by me) for Pelzer area 138 Deed Book 63 page 287 Deed Book 469 page 425 Deed Book 431 page 325 Deed Book 547 page 63 Deed Book 733 page 260 Deed Book 735 page 391 Deed Book 726 page 16"