

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

APR 28 9 49 AM 1918
CLERK

WHEREAS, I, BENJAMIN GAUSE,

(hereinafter referred to as Mortgagor) is well and truly indebted unto PUCKETT BROTHERS, INC.

(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 One Thousand Seven Hundred and No/100----- Dollars (\$ 1,700.00) due and payable

on or before one (1) year after date, with the privilege to anticipate payment of part or all at any time

with interest thereon from _____ date at the rate of six per centum per annum, to be paid: 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, in Grove Township, on the West bank of Reedy River about three (3) miles from Conestee Mills, containing eleven (11) acres more or less and having according to a survey and plat by W. J. Riddle, Surveyor, dated February 4, 1918, the following metes and bounds, to wit:

BEGINNING at a blackgum on Reedy River, corner of tract conveyed to Conestee Mills by E. C. Garrison and running thence with the line of said tract S. 67 W. 11.00 to rock 3xom; thence S. 18½ E. 9.92 to iron pin, corner of land formerly owned by J. S. Moore; thence with the line of Moore land N. 62 E. 12.50 to maple 3x on Reedy River; thence with the meanders of Reedy River in a northwesterly direction to the beginning corner.

The above-described property is the same conveyed to the Mortgagor herein by the Mortgagee herein by deed of even date herewith to be recorded, and this mortgage is given to secure payment of a portion of the purchase price.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 17 PAGE 127

SATISFIED AND CANCELLED OF RECORD
21 DAY OF April 1918
Dannie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 12:05 O'CLOCK P. M. NO. 1918

See Deed Book 1091 Page 127