

MAY 24 2 45 PM 1968

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE ... NORTH

BOOK 1093 PAGE 217

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, SAMUEL L. GAULT AND PAUL E. GAULT,

(hereinafter referred to as Mortgagor) is well and truly indebted unto LESTER R. GAULT

(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 Ten Thousand and No/100- - - - - Dollars (\$ 10,000.00) due and payable as follows:

\$2,000.00 on July 1, 1968, and \$2,000.00 on the first day of each July thereafter until paid in full,

with interest thereon from date at the rate of No Interest centum per annum, to be paid: --

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, Fairview Township, containing in the aggregate 146 acres, more or less, 97.25 acres being in Tax District 70, and 48.75 acres being in Tax District 65, and being composed of three different tracts as described in a deed from H. N. Gault to the Mortgagee and Mortgagors under date of January 7, 1957, of record in the R.M.C. Office for Greenville County, S. C., in Deed Book 569, Page 368; however, in this deed, the aggregate acreage amounted to 147.51 acres, more or less. Subsequently, the Mortgagors and Mortgagee conveyed out of the original tracts 1.51 acres, more or less, to H. E. Watson by their deed dated September 23, 1965, of record in said R.M.C. Office in Deed Book 783, Page 274, leaving a balance and remainder in the original tract of 146 acres. This acreage is known as the McDowell lands.

Reference is hereby made to the deed from H. N. Gault to the Mortgagee and Mortgagors of record in said R.M.C. Office, in Deed Book 569, Page 368, and also to the deed from the Mortgagee and Mortgagors to H. E. Watson in Deed Book 783, Page 274, for a better description as to lines, corners, distances, et cetera. Reference is also craved to a deed transferring the mortgagee's one-third interest in and to these tracts of land to the mortgagors under date of May 10, 1968, to be recorded herewith.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 24 PAGE 217

SATISFIED AND CANCELLED OF RECORD
25 DAY OF June 1974
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:22 O'CLOCK P. M. NO. 33327