

OLLIE FARNSWORTH
R. H. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: William N. Gressette, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Charles L. King

(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 Fourteen Thousand Six Hundred Thirty-Two and 65/100

Dollars (\$14,632.65) due and payable

at the rate of \$2,926.53 per year plus interest at 7% with first payment due one year from date. Mortgagor granted right and privilege to pay any and all of said amount at anytime without penalty.

~~with interest thereon from date at the rate of~~ ~~x percentum 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, near Simpsonville and shown on plat entitled "Property of William N. Gressette, Jr." prepared by C. O. Riddle, dated September, 1969, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an old iron pin in Fowler Road and running thence with the property of Charles B. Watson, N. 3-04 E., 722 feet to an old iron pin; thence continuing with Watson, N. 75-29 W., 446.8 feet to an old iron pin; thence with property of W. D. Mathews, N. 3-17 E., 122.7 feet to an old iron pin; thence continuing with Mathews' line, N. 80-07 W., 312.4 feet to an old iron pin; thence with property of William H. Southern, N. 4-34 E., 609.8 feet to an old iron pin; thence with property of W. W. Mayfield, S. 85-48 E., 694 feet to an old iron pin; thence with property of Clarence A. Webber, S. 70-17 E., 1003.9 feet to an old iron pin; thence continuing the Webber line, S. 19-28 W., 314.3 feet to an old iron pin; thence with property of Claude Hamby, N. 82-01 W., 413.3 feet to an old iron pin; thence continuing with Hamby property, S. 12-09 E., 1240.9 feet to an old iron pin in Fowler Road; thence with Fowler Road S. 71-36 W., 69 feet to an old iron pin; thence continuing with Fowler Road N. 80-54 W., 244.5 feet to an old iron pin; thence continuing with Fowler Road N. 64-15 W., 477.4 feet to an old iron pin to the beginning corner, containing 36.13 acres.

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.