

GREENVILLE CO. S. C.

JUL 1 2 57 PM 1952

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH R.M.C. MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Baxter C. Hammett and Evie B. Hammett

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Mary Mize and Albert Mize

(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 Three Thousand and No/100- -

DOLLARS (\$ 3000.00),

with interest thereon from date at the rate of three per centum per annum, said principal and interest to be repaid: One year after date with interest thereon from date at the rate of Three (3%) per cent, per annum, to be computed and paid annually

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 pursuant to the covenants herein and also in consideration of the further sum of Three (\$3.00) Dollars 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, his heirs, 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 Cleveland Township, about 24 miles north of Greenville County Courthouse on the waters of Middle Saluda River and on the old Jones Gap Road known as the River Falls home place of the Old C.G. Drake, having the following metes and bounds according to plat of J. L. Spivey property, recorded in Plat Book X at Page 161:

"BEGINNING in center of Jones Gap Road and running thence with said road, N. 64 W. 339 feet; thence S. 30 W. 212 feet to a pin; thence N. 69-30 W. 132 feet to a pin; thence W. 70 feet to a pin; thence S. 23 W. 893 feet to a pin; thence N. 61 W. 227 feet to a persimmon on the bank of a spring branch; thence S. 14 W. 248 feet to a Spanish oak; thence S. 36 W. 360 feet to a stone; thence S. 79 E. 1036 feet to a stone; thence N. 38 E. 672 feet to a pine stump; thence N. 84 E. 255 feet to a stone; thence N. 25 E. 428 feet to an iron pin at or near spring; thence S. 67-40 E. 168 feet to center of Jones Gap Road; thence with the center of Jones Gap Road, N. 28-30 W. 140 feet to a pin in center of said road; thence with the center of Jones Gap Road 300 feet, more or less, to a substantial bend at the stone; thence further with the center of said Jones Gap Road 400 feet, more or less, to a point in the center of said road, being the point of beginning, and containing 40 acres, more or less."

Being the same premises conveyed to the mortgagors by Annie R. Tyler by deed to be recorded herewith.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.