MORTGAGE OF REAL ESTATE

GREENVILLE CO. S. C.

7 11 32 AM MORTGAGE OF REAL ESTATE

Greenville

WHEREAS I, B. F. White

Southern Bank and Trust Company

Eighteen Thousand, Seven Hundred, Ninety-eight and No/100ths----
---------- Dollars $18,798.00---

eleven (11) Monthly

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 other purposes pursuant to the covenants of this mortgage

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the said debt and sum of money aforesaid, and for better securing the payment thereof and of any other and further sums for which the Mortgagor may become indebted to the Mortgagee at any time hereafter, not exceeding the total indebtedness at any one time outstanding of Twenty Thousand Dollars ($20,000.00), and interest thereon, and the performance of the covenants and agreements herein and in the said note or notes, 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,

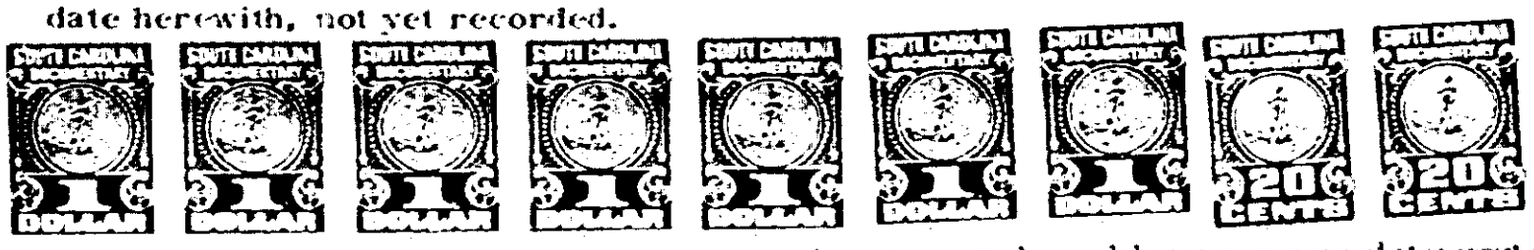
ALL that certain piece, parcel or tract of land with all improvements thereon, or hereafter to be placed thereon, situate, lying and being in the State of South Carolina, County of Greenville in Oaklawn Township, on Highway No. 29 on or near Saluda River and near P. & N. Railroad, said tract containing 11.4 acres, more or less, and being more fully described according to a plat by J. Coke Smith & Son, Surveyors, dated May 15, 1952, as follows, to-wit:

BEGINNING at a point in center of S.C. Highway No. 29 leading from Pelzer to Greenville and running thence along line of J. P. Adams, S. 38-30 E. 266 feet to an iron pin; thence N. 74-00 E. 245 feet to a point in center of P. & N. Railroad tracks; thence S. 2-30 E. 257.4 feet to a point in center of Saluda River; thence up Saluda River, 1,625 feet to a point in center of bridge; thence along center of Highway No. 29 in the direction of Greenville, 638 feet to a point; thence leaving highway and running along line of property now or formerly owned by Ben M. Page, S. 49-15 E. 112 feet to an iron pin; thence N. 64-35 E. 488 feet to an iron pin; thence N. 33-27 W. 212 feet to a point in center of Highway No. 29; thence along center of said highway 435 feet to the beginning corner; (being the same conveyed to me by Hugh D. Spivey of even date herewith, not yet recorded.

and

All that certain piece, parcel, or tract of land situate, lying and being in the State of South Carolina, County of Greenville, in Oaklawn Township, on Highway No. 29 on or near Saluda River and near Piedmont & Northern Railraod, said tract containing 2.1 acres, more or less, and being more fully described according to plat by J. Coke Smith and Sons dated May 15, 1952, as follows, to-wit:

BEGINNING at a point in the center of South Carolina Highway No. 29 at the corner of property recently conveyed by Wesley C. Page to the grantee herein, and running thence along the line of that property, S. 33-27 E. 212 feet to an iron pin; thence continuing along the line of the grantee, S. 64-35 W. 488 feet to an iron pin; thence N. 49-15 W. 112 feet to a point in the center of said highway; thence along said highway in the direction of Greenville 517 feet to the beginning corner; being the same conveyed to me by Hugh D. Spivey of even date herewith, not yet recorded.



Together with all and singular rights, members, hereditaments and appurtenances to the same belonging in any way incident or appertaining, and all the rents, issues and profits which may arise or flow from the premises 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 successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove conveyed in fee simple, 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.

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