

STATE OF SOUTH CAROLINA DEC 16 10 51 AM 1963
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

OCCUR HEREWITH TO ALL WHOM THESE PRESENTS MAY CONCERN

BOOK 943 PAGE 387

WHEREAS, J. A. Fletcher

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. W. Lindley

(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 Five Hundred ----- Dollars (\$ 3,500.00) due and payable

at the rate of Fifty (\$50.00) Dollars per month, payments to be applied first to interest and the balance to principal, with the privilege of anticipating the balance at any time,

with interest thereon from date at the rate of Six (6%) per centum per annum, to be paid: 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 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, on United States Highway Number 25, (Augusta Road) and being more fully described according to a plat of same in the name of Stella Lindley Bryson, prepared by C. O. Riddle, R. L. S., in May 1955, and revised December 3, 1963, the same consisting of 9.01 acres, less a lot, 64.8^{ft} x 289.1' x 90' x 288.2' retained by the Mortgagee herein, said tract being referred to on said plat as Tract No. 1 and has accordingly the following metes and bounds, to-wit:

BEGINNING at an iron pin on Augusta Road, S 27-23 E 64.8 feet from the joint front corners of Lot No. 2 and the aforementioned lot retained by the Mortgagee herein, and running thence S 57-36 W 289.1 feet to an iron pin; thence N 27-23 W 90 feet to an iron pin, the joint rear corners of Lot No. 2 and the lot retained herein; thence S 62-37 W 1,111 feet to an iron pin; thence S 76-50 E 724.7 feet to an iron pin; thence N 45-10 E 901.5 feet to an iron pin on Augusta Road; thence N 27-23 E 140 feet to the point of beginning.

Together with all and singular rights, members, hereditaments, 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.

*Paid in Full and satisfied
W. W. Lindley
this the 9-21-64**Allen M. McDavid**John N. Jenkins Jr.**John A. McDavid**J. W. Burns**12
Allie Lammert
11-40 a. 10813*