

JUN 25 3 30 PM 1964

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

CLERK OF COURTS

MORTGAGE OF REAL ESTATE

BOOK 963 PAGE 73

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Hagar H. Bates Gilmore formerly Hagar H. Bates

(hereinafter referred to as Mortgagor) is well and truly indebted unto Robert A. Bailey

(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 twenty-one hundred dollars

Dollars (\$ 2,100.00) due and payable

as follows: \$100.00 on July 3, 1964; and the balance of \$2000.00 to be due December 23, 1964. If the property described in this mortgage is conveyed by the mortgagor herein before December 23, 1964, then the remaining balance due shall be paid at that time,

with interest thereon from date at the rate of five per centum per annum, to be paid: at maturity,

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, and in the City of Greenville,

being located in Chick Springs Township, on the West side of Nature Trail (formerly Green Avenue) and being known and designated as Tract No. 5 on plat of Property of E. H. Green, by Dalton & Neves, and being more particularly described by recent survey and plat made by Pickell & Pickell, December, 1950, as follows:

BEGINNING at an iron pin on the west side of Nature Trail at the corner of Tract No. 4, and running thence with Tract No. 4, N. 57-04 W. 611 feet to an iron pin; thence N. 25-43 E. 153.5 feet to an iron pin; thence the same direction 15 feet to a stake in center of creek; thence down and with the center of said creek to a stake on Nature Trail: the traverse line of said creek being N. 69-22 E. 99.9 feet; N. 89-54 E. 145 feet; thence N. 69-48 E. 192 feet; thence N. 83-56 E. 100 feet; thence S. 77-40 E. 139 feet to an iron pin on the west side of Nature Trail, said iron pin being 30 feet in a southerly direction from a stake in the center of said creek; thence with Nature Trail S. 19-16 W. 496.1 feet to a stake; thence still with Nature Trail S. 27-41 W. 93.3 feet to the beginning corner. There is excepted from this mortgage a tract of 4.92 acres which was conveyed by the mortgagor to R. G. Kennedy by deed recorded in Deed Book 640, at page 401, on October 28, 1959.

This is a second mortgage and junior in lien to that of Calvin Company recorded in Mortgage Book 874, page 409.

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.

The debt which this mortgage of Real Estate secures has been paid in full and the lien hereof is satisfied and discharged.

Robert A. Bailey
Robert A. Bailey
December 21, 1964

James H. Linn
Calvin H. Linn

RECORDED AND INDEXED OF RECORD

21 Dec 1964
W. H. Linn
W. H. Linn, Clerk of Records
155-3300000 R. E. 20-17750