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BOOK 1114 PAGE 07

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH  
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Ernest J. Gosnell and Minnie Louise Gosnell,

(hereinafter referred to as Mortgagor) is well and truly indebted unto H. B. Gosnell,

(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

Four Thousand and no/100 (\$4,000.00) - - - - - Dollars (\$) due and payable  
two years from date, with privilege to anticipate,

with interest thereon from date at the rate of seven per centum per annum, to be paid: semi-annually;

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

All timber and growing trees situate upon the following described property:

ALL that piece, parcel or lot of land in Saluda Township, Greenville County, State of South Carolina, containing 185 acres, more or less, being the same tract of land conveyed to us by C. E. Robinson as trustee under the will of B. M. McGee, by deed dated the 9th day of March, 1943, and recorded in the R. M. C. Office for Greenville County the 15th day of March, 1943 in Deed Book 251 at page 421.

In the event of foreclosure, the purchaser at the foreclosure sale shall have the right to cut all timber and growing trees on the tract described above within 18 months after the date of the sale, but failure to cut within 18 months after the date of sale shall terminate the right of the purchaser to cut timber.

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.