

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

FEB 3 10 40 AM '70

BOOK 1147 PAGE 373

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. M. C. ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Hubert M. Styles and Thelma Mae Styles,

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. G. Henderson, his heirs and assigns forever,

(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 Fifteen Thousand Five Hundred and no/00 Dollars (\$15,500.00) due and payable

at the rate of Thirty-Five and no/00 (\$35.00) Dollars per thousand as timber is cut with the balance being due and payable in full in eight months from date hereof. Interest being included in said payments, with interest thereon from date at the rate of -- per centum per annum, to be paid: -----

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, Containing 4.22 acres, more or less,

on the north side of Clear Creek and the south side of a County road, near Gilreath Mill, O'neal Township, Greenville County, South Carolina, and having courses and distances according to survey and plat by John A. Simmons, Registered Surveyor, dated November 18, 1961, as follows, to-wit:

BEGINNING in a point in Clear Creek, iron pin on bank, corner of Frank Tooley land, and running thence N. 27-28 W. 125 feet to an iron pin; thence N. 35-15 W. 90 feet to an iron pin; thence N. 73-30 E. 63 feet to an iron pin; thence S. 83-00 E. 83.8 feet to an iron pin on the south side of the road; thence along the edge of said road, N. 59-20 W. 154.5 feet and N. 76-20 W. 144.8 feet to an iron pin on south bank of road, corner of W. Dennis Smith property; thence S. 54-30 W. 273 feet to an iron pin; thence N. 88-51 W. 174.9 feet to an iron pin; thence S. 1-09 W. 130.1 feet to an iron pin; thence S. 10-30 E. 123 feet to an iron pin; thence S. 23-30 E. 85 feet to the center of Clear Creek, iron pin back on bank at 12 feet; thence along the center of the creek as the line, N. 58-35 E. 132 feet, N. 85-30 E. 83 feet, N. 76-50 E. 204 feet and N. 72-35 E. 200 feet to the beginning corner.

AND ALSO THE FOLLOWING CHATTELS:

- One Frick Sawmill
- One GMC four cylinder Motor and
- One Miner Edger

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.