

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JAN 25 10 41 AM '71

OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Jacob C. Metcalf and Joyce E. Metcalf

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

(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 and no/100

Dollars (\$3,000.00) due and payable in five (5) equal installments of Six Hundred and no/100 (\$600.00) Dollars each with the first payment due and payable on the 21st day of January, 1971, and on a like day of each succeeding year thereafter until paid in full

with interest thereon from date at the rate of five (5%) per centum per annum, to be paid: 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 Greenville, Oakland Township, about two miles more or less from the town of Pelzer, South Carolina, and being known and designated as a portion of the property of H. B. Rhodes according to a Plat thereof made by John C. Smith, Surveyor, on January 7, 1971, which Plat is to be recorded in the R.M.C. Office for Greenville County, and according to said Plat having the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Georgia Road being bounded on the north by lands of Carl Garrison and thence with said Georgia Road S. 02-14 W. 380 feet to a nail and cap; thence with said Georgia Road S. 01-04 W. 181 feet to a nail and cap; thence S. 85-59 W. 215 feet with the common property line of Joe E. Casey to an iron pin; thence S. 44-54 W. 93 feet to an iron pin; thence S. 01-54 W. 165.1 feet to an iron pin joint property line of Joe E. Casey and L. J. Mears; thence N. 59-33 W. 1,381.9 feet to an iron pin; thence with the common property line of Carl Garrison N. 85-56 E. 1,498.5 feet to the beginning corner.

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.