

State of South Carolina

BOOK 1201 PAGE 35

COUNTY OF Greenville

To All Whom These Presents May Concern: I, Jerry Dean Runion

FILED
GREENVILLE CO. S. C.

the Mortgagor(s), SEND GREETING:

AUG 2 2 05 PM '71

hereinafter called

WHEREAS, the said Mortgagor(s) in and by his certain promissory note in writing, of even date with these Presents, am well and truly indebted to Peoples National Bank, Greer, S.C.

hereinafter called Mortgagee, in the full and just sum of Twenty-Five Thousand and no/100 (\$25,000.00) - - - - - DOLLARS, to be paid in annual installments of Five Thousand (\$5,000.00) Dollars each beginning July 15, 1972

with interest thereon from date at the rate of 7 3/4 per centum per annum, to be computed and paid in payments stated above until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note should be placed in the hands of an attorney for suit or collection the Mortgagor(s) agrees to pay all costs and expenses including a reasonable amount as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That the said Mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor(s) paid by the said Mortgagee at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Mortgagee,

All that piece, parcel or lot of land in Highland Township, Greenville County, State of South Carolina, in Pleasant Hill School District No. 13-F, lying about one mile Northeast from Pleasant Hill School and Church and on both sides of the road that leads from the Pleasant Hill Baptist Church by the Pink Dill Mill place, bounded on the Northeast by lands of Gordon Moon, on the Southeast by lands of Edith Ross, on the South by Esther Hart and H.L. Sudduth, and on the South and West by lands of H.L. Sudduth and Pearl Stokes, and on the North by lands formerly owned by J.M. Sudduth, having the following courses and distances according to plat made by J.H. Atkins, Surveyor:

Beginning at a point on Barnes Branch, and runs thence N 38-53 E 15 chains to a stake; thence N 50-40 W 39 chains to a stake; thence N 40-03 E 19.60 chains to a stump; thence S 53-25 E 57.38 chains to a stake in old creek run; thence S 48 E 3 chains to a stone; thence S 68-13 W 12.05 chains to a sourwood on branch; thence down the meanders of said branch to the beginning, containing 123.7 acres, more or less.

This being the same property conveyed to Jerry Dean Runion and C.E. Runion in Deed Book 857 page 394 R.M.C. Office for Greenville County, and to Jerry Dean Runion by deed of C.E. Runion to be recorded herewith.

LESS HOWEVER: One acre, more or less, previously conveyed to Ben H. Bryant, recorded in Vol. 861 at page 337.