

1011

... of Travelers Boat
... of same date herewith, the terms of which are
... \$4,000.00 -- due and payable
one year from date

... from date at the rate of eight (8%) centum per annum, to be paid: semi-annually in advance.

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, in Cleveland Township, situate on Devils' Fork Creek and containing 14.16 acres, more or less, according to survey by J. C. Hill, plat of said survey being recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book V, at Page 81, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Devils' Fork Creek, at corner of property of L. S. Cantrell, and which pin is located, S. 34 E., 587 feet from original dogwood corner and running thence along line of property of Cantrell, S. 34 E., 679.5 feet to an iron pin; thence along line of other property of McCarron, S. 30-50 W., 533.2 feet to an iron pin in center of Old Road; thence along the center of Old Road, S. 55-30 W., 51.3 feet to an iron pin; thence continuing with the center of said road, N. 87-30 W., 93 feet to an iron pin; thence N. 68-15 W., 70 feet to corner at White Oak; thence continuing with the line of other property of McCarron, N. 48-05 W., 322 feet to an iron pin; thence N. 65 W., 500 feet to an iron pin; thence N. 65 W., 500 feet to an iron pin; thence N. 10 W., 40 feet to point in center of a bridge; thence in a northeasterly direction along the center of Devils' Fork Creek, 953 feet, more or less, to the point of beginning.

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 whatsoever lawfully claiming the same or any part thereof.