BOOK 1250 PASE 363

HERTEAGE OF REAL ESTATE

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WALL WHOM THESE PRESENTS MAY CONCERN:

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Founteen thousand and No/100 Dellers (\$ 14,000.00) due and payable

at the descretion of said Mortgagor, during a period of five (5) years.

with interest thereon from date at the rate of 7 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 Mortgagoe at any, time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, 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, Bates Township, containing 272 acres, more or less, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Tubbs Mountain road, a short distance from the Travelers Rest City limits, at the corner of property formerly in the name of Frank L. and Ellen Marie Hendricks, and running thence along the Bayne property, whick lies across the road, N 18 E. 957 feet to an iron pin; thence N 17-30 E. 223.08 feet to an iron pin; thence along the County road connecting with Ebenezer road, bounded on the opposite side by Bowers property, N 80 E. 741.84 feet to an iron pin; thence along Warren E. Williams, et al, S 10 E. 1415.7 feet to an iron pin; thence along Hendricks, N 80 W. 1254 feet along Enorse River to the point of beginning at the bridge over the river. This being the same property as recorded in R.M.C. office Greenville County in deed book 823 at page 264

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 thereform, 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 Mortgagor and all persons whomsoever fawfully claiming the same or any part thereof.