

MORTGAGE OF REAL ESTATE - Prepared by E. RANDOLPH STONE, Attorney at Law, Greenville, S. C.

FEB 15 11 52 AM '73  
DONNIE S. TANKERSLEY  
R.M.C.

BOOK 1267 PAGE 91

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

RECEIVED  
COMPLETED WITH  
11-20-73

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, James D. Casteel and Margaret L. Casteel,

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Nancy P. Wily,

(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

Thirty-Two Thousand and No/100 ----- Dollars (\$ 32,000.00 ) due and payable

as follows: \$8,000.00 plus accrued interest on the 15th day of February, 1974, and \$8,000.00 plus accrued interest on the 15th day of each and every February thereafter until the entire amount has been paid in full, with interest thereon from date at the rate of 7 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, in Bates Township, containing 149.87 acres, more or less, according to a plat of Mary Breedin McClain, prepared by J.C. Hill, dated October 3, 1953, which is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book DD at Page 182, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin in the center of County Road, corner of Capps and Goldsmith property, and running thence with the center of said road, S. 13-05 E. 387 feet to an axle in said road; thence continuing with the center of said road, S. 29-50 E. 751 feet to an iron pin on the south side of said road; thence N. 81-30 E. 160 feet to an iron pin on the north side of said road; thence N. 87-0 E. 94 feet to a point on the south side of said road; thence N. 59-45 E. 252 feet to a point; thence N. 62 E. 258.4 feet to an iron pin on the south side of said road; thence S. 30 W. 1195.3 feet to an iron pin; thence S. 20-15 E. 279.2 feet to an iron pin; thence S. 75 W. 793.4 feet to WO and iron pin; thence S. 41 W. 1,470 feet to an iron pin in branch; thence N. 82 W. 228 feet to an iron pin in or near branch, corner of Anderson property; thence with the line of said property, N. 43 W. 752.4 feet to an iron pin; thence S. 84 W. 279.8 feet to an iron pin; thence continuing with the said Anderson property, N. 48 W. 627 feet to a sycamore and iron pin on the east side of Saluda River; thence in a northerly direction with Saluda River as the line, approximately 2,800 feet, more or less, to the mouth of a branch which enters said river from the east side, and corner of Goldsmith property; thence with said branch as the line in a northeasterly direction with the line of Goldsmith property approximately 1,522 feet, more or less, to an iron pin; thence S. 82-30 E. 246.2 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 all of 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 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.