

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MAR 29 9 54 AM '73

MORTGAGE OF REAL ESTATE

DONNIE S. TANKERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN:  
R.H.C.

WHEREAS, I, Lloyd D. Auten

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

(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-nine Thousand and No/100

Dollars (\$ 39,000.00 ) due and payable

Thirteen Thousand and No/100 (\$13,000.00) Dollars on March 1, 1974, Thirteen Thousand and No/100 (\$13,000.00) Dollars on March 1, 1975, and Thirteen Thousand and No/100 (\$13,000.00) Dollars on March 1, 1976,

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 \_\_\_\_\_

All of that tract of land in Butler Township, Greenville County, State of South Carolina, with the improvements thereon, located on the northern side of the Old Pelham Road and containing 106.8 acres more or less, according to a plat entitled "Property of Ermon O. Raines and Goldie R. Rector" dated August 5, 1959, prepared by J. C. Hill, and recorded in the R.M.C. Office for Greenville County, in Plat Book T, at Page 23, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of the Old Pelham Road at the joint corner of property now or formerly of Smith and running thence with said road, S. 77-10 E. 938.1 feet to a nail cap in the center of said road at a bend; thence continuing with said road, S. 65 E. 258.7 feet to a nail cap in the center of said road; thence leaving said road and running along the line of property now or formerly of Smith and property now or formerly of Maurice, the following metes and bounds, to-wit: N. 28-15 E. 488.2 feet to an iron pin; thence N. 19 E. 643.5 feet to an iron pin; thence N. 13-35 E. 1,947 feet to an iron pin; thence N. 54-25 W. 782.1 feet to an iron pin; thence S. 34-20 W. 808.2 feet to an iron pin; thence S. 2-15 W. 99 feet to an iron pin; thence N. 74-40 W. 737 feet to an iron pin on the eastern side of a branch; thence with said branch as a line, the following metes and bounds, to-wit: S. 14 W. 387 feet; thence S. 30-45 W. 200 feet; thence S. 7-15 W. 400 feet; thence S. 10-30 W. 240 feet; thence S. 9 E. 340 feet; thence S. 3 W. 580 feet; thence S. 2 W. 415 feet 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 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.