

FILED
GREENVILLE, CO. S. C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

112 06 PM '73

MORTGAGE OF REAL ESTATE

BOOK 1271 PAGE 125

REGULATED BY
COMPLIED WITH
S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Billy F. Ledford and Elizabeth G. Ledford---

are
(hereinafter referred to as Mortgagor) well and truly indebted unto Guy A. Poore---

(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

---Ten Thousand and No/100--- Dollars (\$-10,000.00-) due and payable
on or before March 29, 1993 repayable in Twenty (20) equal annual installments
of Nine Hundred Forty-Four and No/100 (\$944.00) Dollars each, the first annual
installment being due and payable on March 30, 1974, and on each consecutive
30th day of March of each year thereafter during the term of this note with
power reserved in the makers hereof to anticipate and pay off any balance due
hereunder at any time prior to maturity hereof without penalty therefor
with interest thereon from date at the rate of seven (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, Bates Township, consisting of 123.48 acres, more or less, on the northern side of North Saluda River and the Northeastern side of Bates Bridge Road, and having, according to plat entitled "Property of Billy F. and Elizabeth G. Ledford", prepared by Terry T. Dill, C.E. & L.S., dated November 16, 1972, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeastern side of Bates Bridge Road at or near the Northern bank of North Saluda River, and running thence along the Northeastern side of Bates Bridge Road, N. 68-42 W. 485 feet to an iron pin on said Bates Bridge Road; thence N. 40-42 E. 2341 feet along the Southeast boundary of J. P. Stevens Co. property, (or formerly); thence N. 32-43 W. 733.8 feet to an iron pin; thence along the South line of Goodwin Estate property, (or formerly), N. 63-30 E. 2346 feet to line in the center of branch; thence following the center of the branch as the line, the traverse line of which is S. 22-00 E. 370 feet to an iron pin; thence further with the center of the branch as the line, the traverse line of which is S. 22-51 W. 210 feet to an iron pin; thence N. 87-28 E. 286 feet to pine 3x; thence N. 56-28 E. 305 feet to Triple Oaks 3x; thence S. 32-56 E. 192 feet to Pine 3x; thence N. 83-54 E. 366 feet to iron pin on west boundary of Bowers Estate property, (or formerly); thence along said boundary, S. 22-56 E. 778 feet to an iron pin in the center of North Saluda River; thence with the center line of North Saluda River as the property line, the following traverse lines: S. 69-35 W. 2055 feet to a point; thence S. 61-38 W. 1180 feet to a point; thence S. 39-48 W. 1215 feet to a point; thence S. 62-40 W. 455 feet to an iron pin at the point of beginning, and being the same conveyed by deed of Guy A. Poore given this date and being recorded herewith.

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 whomsoever lawfully claiming the same or any part thereof.