

GREENVILLE, CO. S. C.

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MORTGAGE OF REAL ESTATE - Office of Hubert E. Nolia, Attorney at Law, Greenville, S. C.

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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
DAVID S. TANKERSLEY  
R.H.C.

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

WHEREAS, T. ROBERT L. MARCHANT

(hereinafter referred to as Mortgagor) is well and truly indebted unto Donald J. Williams, Sr.

(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

FORTY-SEVEN THOUSAND, TWO HUNDRED AND NINETY & NO/100 DOLLARS (\$ 47,290.00 ) due and payable in ANNUAL payments of \$2,000.00, PLUS INTEREST, for the first FOUR (4) YEARS FROM DATE, and thereafter in ANNUAL payments of \$3,571.81, PLUS INTEREST for the next ELEVEN YEARS, EXCEPT that the final payment shall be \$3,571.90 to principal, plus interest: SEE FURTHER PROVISION SET OUT BELOW.  
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 Highland Township, located about 10 miles North of the City of Greer, lying on the Northwest side of the Pink Dill Mill Road, being the greater portion of that tract identified as "J. T. Moon Remainder" shown on plat made for J. T. Moon by H. S. Brockman, Surveyor, dated March 28, 1944, and having the following courses and distances:

BEGINNING on an iron pin in the center of the Pink Dill Mill Road, the southernmost corner of the tract conveyed herein, said corner being on line of lands now or formerly owned by Hughey, and runs thence with the Hughey line, N. 53-00 W. 2,022 feet to a stake on or near branch; thence S. 80 E. 86 feet to a stake on spring branch; thence N. 72-15 E. 155 feet to a stake at juncture of branches; thence up the meanders of the branch as the line as follows: S. 71 W. 42 feet; N. 74-30 E. 347 feet; S. 81-30 E. 224 feet; S. 83-30 E. 311 feet; N. 68 E. 141 feet; N. 80-30 E. 259 feet; N. 75-30 E. 239 feet; S. 84-30 E. 219 feet and S. 79-30 E. 276 feet to stake; thence leaving branch and running N. 54-30 E. 113 feet to an iron pin on West side of road; thence S. 9-15 E. 142 feet to a point in center of bridge over branch; thence along and with the center of road in a southerly and southeasterly direction to a point in the intersection of said road with the Pink Dill Mill Road; thence along and with the center of the Pink Dill Mill Road, S. 66-05 W. 1,210 feet, more or less, to the beginning and containing 53.30 acres, more or less.

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.