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FILED *Price*

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.

JUN 7 10 14 AM '74

DOUGIE S. TANKERSLEY
R.H.C.

BOOK 1279 PAGE 863

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Charles K. Price and Frank G. O'Brien, are

(hereinafter referred to as Mortgagor) & well and truly indebted unto T. J. Jacks and Freddie Z. Jacks.

(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-Five Thousand, Four Hundred Forty and No/100

-----Dollars (\$ 45,440.00) due and payable
Nine Thousand, Eighty-Eight and No/100 (\$9088.00) Dollars on the 6th day of June, 1974,
and a like amount on the 6th day of June in each succeeding year thereafter until paid in
full, with the right to anticipate payment of the entire principal debt or any part thereof at
any time after January 1, 1974, subject to provisions below
with interest thereon from date at the rate of seven and one-half (7-1/2%) 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, Grove Township, containing 42 acres, more or less, south of the Griffin Mill Road (Reedy Fork Road) and east of South Carolina Road No. 50 and being shown on a compiled plat of the property of the grantors prepared by C. O. Riddle, R. L. S., in January of 1970, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the intersection of the Griffin Mill Road and South Carolina Road No. 50 and running thence along the former line of property belonging to Reedy Fork Baptist Church, S. 85-25 E. 639.8 feet to a point in the Griffin Mill Road; thence along the approximate center of said road, N. 80-47 E. 14 feet to a point near the center of said road; thence N. 19-13 W. 55 feet to an iron pin; thence N. 80-47 E. 30 feet to an iron pin; thence S. 19-13 E. 55 feet to a point near the center of the Griffin Mill Road; thence along the line through the approximate center of said road, N. 80-47 E. 948.3 feet to a bolt; thence continuing along the approximate center of said road, N. 80-47 E. 106.3 feet to a point in the center of a bridge over Reedy Fork Creek; thence down the meanders of Reedy Fork Creek, the traverse lines being S. 3-03 W. 99.2 feet, S. 27-29 E. 248.1 feet, and S. 49-49 E. 163.5 feet to a point in said creek; thence S. 61-03 W. 531.0 feet to an iron pin; thence S. 3-03 W. 296.1 feet to an iron pin; thence S. 4-13 W. 541.4 feet to an iron pin and stone; thence along the line of property now or formerly of Blakely, N. 65-24 W. 297 feet to an iron pin; thence continuing along the Blakely line, N. 74-00 W. 612.6 feet to an iron pin; thence continuing along Blakely line, S. 58-30 W. 203.9 feet to a point in South Carolina Road No. 50; thence along said South Carolina Road No. 50 in a northwesterly direction (N. 11 W. 330 feet; thence along a curved line in a northwesterly direction 947 feet) to the beginning corner; LESS, HOWEVER, a strip of land, north of the Griffin Mill Road which was conveyed by the mortgagees to the Trustees of Reedy Fork Baptist Church by deed dated October 27, 1972, and recorded in the R. M. C. Office for Greenville County in Deed Book 959 at Page 581; being the same conveyed to us by the mortgagees herein by deed of even date to be recorded herewith.