

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
R.H.C.

MORTGAGE OF REAL ESTATE BOOK 1299 PAGE 193  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, BENJAMIN GAUSE

(hereinafter referred to as Mortgagor) is well and truly indebted unto FIRST PIEDMONT BANK & TRUST

(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  
TWELVE THOUSAND AND NO/100-----Dollars (\$ 12,000.00 due and payable

with interest thereon from date at the rate of Nine per centum per annum, to be paid: at maturity

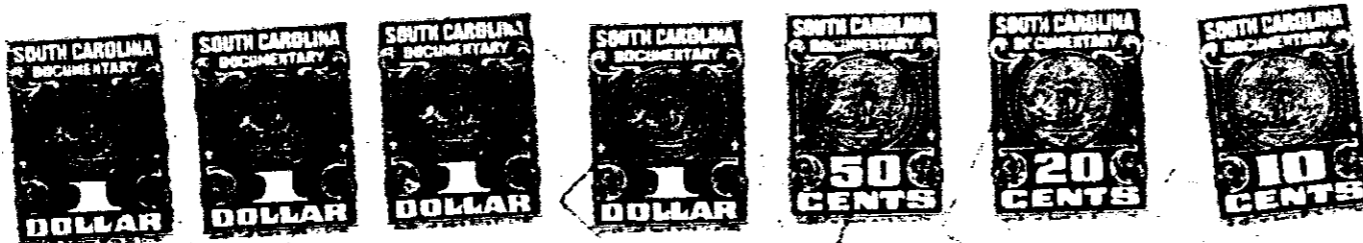
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 Grove Township, being three miles from Conestee Mills containing fifteen acres, more or less and being a portion of that property containing 18.41 acres, shown on a plat of W. J. Riddle, dated February 4, 1918 and having the following metes and bounds, to-wit:

BEGINNING at a point in the center of the Reedy River the center line of said River being the property line and running thence S. 47-13 E. 162 feet more or less, to a stone; thence N. 41-00 E. 276.42 feet; thence N. 34 E. 442.42 feet to a stake; thence N. 73-15 E. 247.5 feet to a point; thence N. 9-30 E. 495 feet to a stake; thence N. 2-30 W. 183.48 feet to a point; thence N. 4-30 W. 676.5 feet; thence N. 4--30 E. 471.24 feet to a point; thence N. 36 W. 180.84 feet to a stone on Maple Creek; thence with the meanders of the creek in a southwesterly direction to its confluence with the Reedy River; thence with the Reedy River in a southerly direction to the beginning point.

This is a portion of that property conveyed to the Mortgagor by deed recorded in the RMC Office for Greenville County in Deed Book 842 at page 194.



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.

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