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BOOK 1239 PAGE 625

DONNIE S. TANKERSLEY
MORTGAGE OF REAL ESTATE—Offices of ~~Law~~ Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

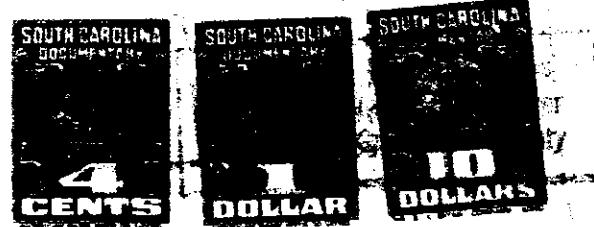
MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

David Pavluk and Sonia Pavluk
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto
Martha M. Dixon
(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

Twenty-Seven Thousand Six Hundred and No/100----- DOLLARS (\$27,600.00),
with interest thereon from date at the rate of 8 per centum per annum, said principal and interest to be repaid: over a ten-year period in semi-annual installments of \$1,380.00, with interest to be computed and paid semi-annually, with the first semi-annual installment due June 15, 1974



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 on Pack Mountain, containing 102 acres, more or less, and having, according to plat of same as made by W. P. Morrow, Surveyor, November 1951, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Jordan Road (S. C. Hwy. 101) and running thence with line of Reese Griffin property, S. 44-30 W. 3226 feet to stake; thence S. 89-30 W. 1015 feet to Black Gum tree; thence N. 12-30 W. 798 feet to stone; thence with line of Waymond King property, S. 84-30 W. 745 feet to stone; thence S. 8-00 E. 625 feet to stake; thence S. 65-50 W. 175 feet to an Ash stump; thence crossing stream and with line of Dero Jackson property S. 9-00 E. 775 feet to stone; thence continuing with Dero Jackson line, S. 9-00 W. 302 feet to stone; thence with line of A. L. Hightower property and Slatten property on top of Pack Mountain, the following courses and distances: N. 71 E. 303 feet to stake; thence N. 66-30 E. 297 feet to stake; thence S. 88-20 E. 314 feet to stake; thence N. 71 E. 309 feet to stake; thence N. 79-15 E. 101 feet to stake; thence N. 86-50 E. 112 feet to small Hickory tree; thence N. 68-30 E. 162 feet to stake; thence N. 73-45 E. 139 feet to stake; thence N. 55-50 E. 77 feet to stake; thence N. 27-30 E. 214 feet to stake; thence N. 71-15 E. 332 feet to oak tree; thence N. 74 E. 151 feet to pine tree; thence N. 78-15 E. 134 feet to Oak tree; thence N. 84 E. 178 feet to Oak tree; thence N. 76 E. 297 feet to stone; thence N. 89 E. 121 feet to stump; thence N. 77 E. 241 feet to stake; thence N. 74-30 E. 272 feet to stone; thence with line of M. L. Landford property, N. 24-30 E. 1867 feet to iron pin; thence continuing with M. L. Landford property line, N. 24 E. 345 feet to pin in Jordan Road (S.C. Hwy. 101); thence with Jordan Road, N. 33-00 W. 345 feet to the point of beginning.

It is understood and agreed as part of this mortgage that the mortgagor shall not remove any of the timber located upon the said 102-acre tract, more or less, until such time as the principal balance of the purchase money note and mortgage shall be reduced to \$15,000.00.

The mortgagor shall have the right to prepay the note and mortgage which it secures at any time after January 1, 1975. The mortgagee likewise agrees that she will allow the mortgagor to release acreage from the above-entitled lien at the rate of \$750.00 per acre.
Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.