

3 51 PM '79 MORTGAGE OF REAL ESTATE
DONNIE E. TANNERSLEY
R.M.C.

WHEREAS, we T. P. Wood and W. P. Wood,

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. S. Bradley, Jr., and Elizabeth Bradley Bentley

(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 Fifty-Three Thousand Seven Hundred and No/100-- Dollars (\$ 53,700.00) due and payable in ten (10) equal, annual installments of \$8,739.43 each, commencing August 1, 1980, and continuing on the first day of August in each succeeding year thereafter until paid in full,

with interest thereon from date at the rate of ten (10%) 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 or near the Township of High-land, containing 75.8 acres, more or less, as shown on plat entitled "Survey for W. S. Bradley Estate" prepared by W. R. Williams, Jr., P.E. and L.S., dated June 18, 1979, and being recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7-6, at Page 37, and having, according to said plat, the following courses and distances, to-wit: BEGINNING at an old iron pin at a maple in spring on the eastern side of the right-of-way of South Carolina Highway No. 253, at the joint corner of the within tract and the property now or formerly of the J. C. Roe Estate, and running thence along said right-of-way N. 4-58 W. 217.3 feet to a point; thence, N. 3-02 W. 381.4 feet to a point; thence, N. 0-02 E. 408 feet to a point; thence, N. 33-40 E. 82.3 feet to a point on the southern side of the right-of-way of South Carolina Highway No. 414; thence along said right-of-way N. 69-07 E. 150 feet to a point; thence, N. 65-42 E. 153.5 feet to a point; thence, N. 61-07 E. 153.9 feet to a point; thence, N. 56-47 E. 153.6 feet to a point; thence, N. 52-50 E. 284.7 feet to a point; thence, S. 37-10 E. 46 feet to a point; thence, N. 52-50 E. 440 feet to a point; thence, N. 37-10 W. 46 feet to a point; thence, N. 52-50 E. 350 feet to a point; thence, S. 37-10 E. 3.0 feet to a point; thence, N. 52-50 E. 109.2 feet to a point; thence, N. 54-33 E. 97.7 feet to a point; thence, N. 57-55 E. 96.8 feet to a point; thence, N. 30-18 W. 3 feet to a point; thence, N. 61-29 E. 178.8 feet to a point; thence, N. 62-51 E. 135 feet to a point on the South Tyger River, the traverse line of which is the property line; thence along said traverse line the following courses and distances: S. 1-24 E. 164.4 feet to a point; thence, S. 10-58 W. 311.1 feet to a point; thence, S. 5-36 E. 462.6 feet to a point; thence, S. 6-22 W. 338.4 feet to a point; thence, S. 7-28 E. 498.2 feet to a point; thence, S. 22-22 W. 386.4 feet to a point; thence, S. 58-46 W. 265.8 feet to a point; thence, S. 44-56 W. 235.6 feet to a point; thence, S. 25-27 W. 170.7 feet to an iron pin at the joint rear corner of the within tract and property now or formerly of the J. C. Roe Estate; thence along said joint line of said tracts, N. 70-37 W. 556.7 feet to an iron pin in or near a branch; thence, N. 82-50 W. 250 feet to an iron pin in or near a branch; thence, N. 58-12 W. 285 feet to an iron pin in or near a branch; thence, S. 68-15 W. 254.0 feet to an iron pin in or near a branch; thence, S. 80-30 W. 86 feet to an old iron pin on the eastern side of the right-of-way of South Carolina Highway No. 253, the point and place of beginning.

This is the same property conveyed to the mortgagors herein by the mortgagees by their deed dated July 2nd, 1979, which is being recorded simultaneously herewith in Deed Book 1106, at Page 990, of the records of the RMC for Greenville County, S.C.

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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