

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

GREENVILLE CO.  
MAY 20 10 35 AM 1963  
OLLIE FARNSWORTH  
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

PURCHASE MONEY 922 PAGE 463

MORTGAGE OF REAL ESTATE

WHEREAS, I, Theron E. Barnett

(hereinafter referred to as Mortgagor) is well and truly indebted unto John L. Sloan and Will C. McMasters

(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 Nine Hundred Sixty and no/100 ----- Dollars (\$ 2,960.00 ) due and payable

in seventy-four (74) equal monthly installments of Forty and no/100 (\$40.00) Dollars, each, commencing on the 15th day of June, 1963, and continuing on the 15th day of each and every month thereafter until paid in full, without interest -----

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

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, and in O'Neal Township, containing 53.75 acres, more or less, and having the following metes and bounds, to wit:

BEGINNING at a stake on South Tyger River, the joint corner of Tracts Nos. 2 and 1 of the D. I. Collins land; and running thence up said South Tyger River, 33.95 chains to a stake; thence S. 63-1/4 W., 13.80 chains to an iron pin; thence S. 25 E., 32.50 chains to an iron pin; thence N. 63-1/4 E., 18.00 chains to the point of BEGINNING.

The above described property is all of Tract No. 1 of the D. I. Collins land, according to a plat thereof made by W. A. Hester, Surveyor, dated January 21, 1924, and recorded in the RMC Office for Greenville County in Plat Book "U", at Page 21, and is the identical property conveyed to the mortgagor by deed of the mortgagees dated 17 May 1963, said deed to be recorded herewith, and said mortgage herein constitutes a lien on the above described property and also a lien on that certain roadway described in said deed from the mortgagees.

THE WITHIN IS A PURCHASE MONEY MORTGAGE.

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 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.