

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE C.O. S.C.

MAY 8 4 33 PM 1964

MORTGAGE OF REAL ESTATE

BOOK 958 PAGE 35

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CLERK OF COURT
R.M.C.

WHEREAS, I, B. F. Goss

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Piedmont

(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

Two Thousand Five Hundred Eight and 74/100 Dollars (\$ 2508.74) due and payable

Payable one year from date

with interest thereon from date at the rate of 6 per centum per annum, to be paid: in advance

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 8.25 acres, more or less, more particularly described as follows:

Beginning at an iron pin on the west side of Piedmont Road Highway No. 20, at corner of Tumblin property and running thence along the said road S. 37-13 W. 164.5 feet to iron pin on road at intersection with road leading to Saluda River; thence with last mentioned road N. 63-37 W. 334.4 feet to bend in said road; thence still with said road N. 56-55 W. 396 feet to bend in road; thence still with said road N. 62-35 W. 251 feet to stake in line now or formerly of R. A. Dalton; thence with Dalton's line N. 28-44 E. 572 feet; thence S. 46-22 E. 777.3 feet to iron pin at corner of Tumblin property; thence along line of said property S. 37-13 W. 83 feet to stake; thence in a straight line 300 feet to beginning; less, however, one fourth of an acre, more or less, conveyed by Maude A. Neal to Fred Tumblin, et al, on May 16, 1940, deed recorded in book 222, page 78. The above described tract was conveyed by Maude A. Neal, deed recorded in book 225, page 76.

Also, all that piece, parcel or tract of land, situate, lying and being in State of South Carolina, Greenville County, in Grove Township, containing one acre, more or less, more particularly described as follows:

Beginning at an iron pin in center of public road running from Piedmont Road known as Highway No. 20 in a westerly direction toward Saluda River, running thence along line of property now or formerly of R. E. Dalton N. 28-44 E. 291 feet to pin; thence S. 62-50 E. 150 feet to pin; thence S. 28-44 W. 291 feet to pin on center aforesaid road; thence along center of said road N. 62-35 W. 150 feet to beginning. Being the same conveyed to grantor herein by Alma N. Fox by deed dated August 29, 1940, recorded in book 225, page 73.

Together with all and singular rights, members, herditaments, 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.

Handwritten signatures and notes:
Bank of Piedmont
David H. Hargis
1964
22725