

STATE OF SOUTH CAROLINA
COUNTY OF Greenville }

BOOK 1014 PAGE 589

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, John R. Julian and Bernice E. Julian

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. R. Julian

(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 Thirteen Thousand and No/100 --

Dollars (\$ 13,000.00) due and payable

at the rate of \$2,000.00 per year with the right of payment in full
at any time

with interest thereon from date at the rate of ONE 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, Grove Township, containing 28.9 acres more or less, and being the major portion of tract No. 1 on plat of Estate of H. S. Cureton, recorded in the R. M. C. Office for Greenville County in Plat Book P at page 105, and being more fully described as follows:

BEGINNING at an iron pin on the eastern side of Fork Shoals Road at the corner of property of Reedy Fork Church; thence along said Church property N. 63-45 E. 933.9 feet to an iron pin; thence along the N. Sullivan Estate S. 21 E. 639.54 feet; thence along J. T. Childers S. 19-15 E. 1,081.24 feet to an iron pin; thence S. 74-25 W. 965 feet to an iron pin in the Fork Shoals road; thence along the center of Fork Shoals road (more or less) N. 18-55 W. 1,223.8 feet to the beginning corner, LESS HOWEVER a tract containing 1.1 acre conveyed to Reedy Fork Church on April 13, 1965 and described as follows:

BEGINNING at a point in Fork Shoals road at Reedy Fork property and running thence N. 63-45 E. 446.5 feet to an iron pin; thence S. 26-15 E. 105 feet to an iron pin; thence S. 63-45 W. 456.0 feet to a point in center of road; thence along center of road N. 21-15 W. 105.4 feet to the beginning corner.

The above described tract is the same tract conveyed to mortgagors by mortgagee by deed of even date with this instrument to be recorded in the Greenville county R. M. C. Office and this instrument is given to secure the balance due on the purchase price thereof.

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.

Paid in full 2/6/68
W. R. Julian
Witness Gladys P. Glenn

SATISFIED AND CANCELLED OF RECORD

6 DAY OF Feb. 1968

Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 4:35 O'CLOCK P. M. NO. 20796