

MORTGAGE OF REAL ESTATE

William B. Long, Jr.
110-MARY ST., Greenville, S.C.

1306 417

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.
MAY 1 1964
1 23 PM '64
W. P. TROTTER

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS SHALL COME

WHEREAS, I, J. A. Merck

hereinafter referred to as Mortgagor) is well and truly indebted unto W. P. Trotter

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 Seven Thousand and No/100-----

----- Dollars (\$ 7,000.00) due and payable according to the terms of the note for which this stands as security, and which note is incorporated herein by reference.

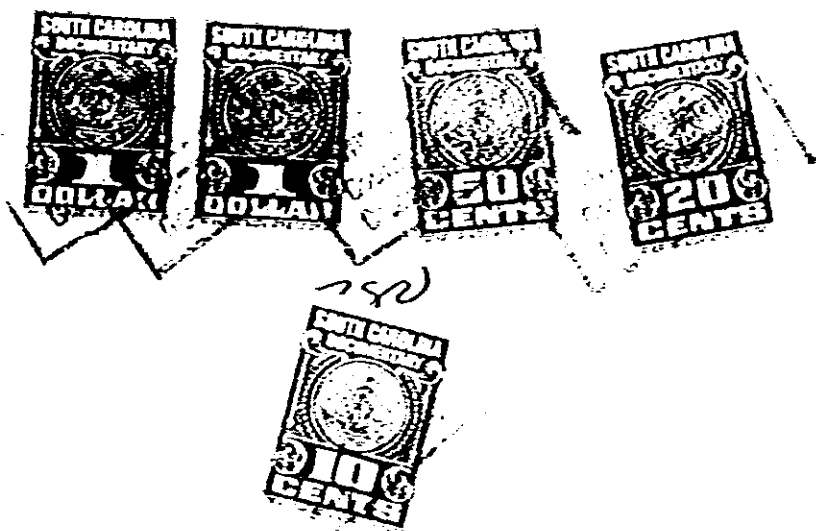
with interest thereon from date at the rate of 10% per centum per annum, ~~to be xxxxxxxxxx~~

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, lying along and below the southern side of Scott's Mill Road; said road being shown and designated as "Treated Road" according to a plat prepared by John C. Smith, Registered Surveyor, dated October 19, 1964, and recorded in the RMC Office for Greenville County, S. C. in Plat Book III at Page 30, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the south side of Scott's Mill Road at the intersection of the Scott's Mill Road and a County road and running in an easterly direction along the South side of Scott's Mill Road 2486.75 feet more or less to an iron pin on the south side of Scott's Mill Road; thence S. 80-54 W. 1620 feet more or less to an iron pin; thence N. 40-17 W. 85 feet to an iron pin; thence N. 40-24 W. 249.2 feet to an iron pin; thence N. 84-50 W. 410.4 feet to an iron pin on the eastern side of a county road; thence N. 08-57 W. 603.9 feet more or less to a point, the beginning corner.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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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