

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: Paul E. Gault and H. Zed Jones, Jr.,

hereinafter referred to as Mortgagor) is well and truly indebted unto J. C. Peden

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:

tract
"ALL that certain piece, parcel or ~~part~~ of land, with all improvements thereon or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, located in the town of Fountain Inn, in Fairview Township, shown on plat entitled "Survey for J. C. Peden" prepared by Carolina Engineering & Surveying Company, dated June 14, 1967, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the intersection of McCarter Road and Woodside Avenue and extending thence N. 54-05 E. 50.4 feet to an iron pin; thence with line of Woodside, S. 16-10 E. 160.4 feet to an old iron pin; thence S. 43-00 E. 333.7 feet to an old iron pin; thence S. 25-35 E. 735.3 feet to an old iron pin; thence S. 20-35 W. 836 feet to an iron pin; thence with line of Richardson Estate, N. 78-57 W. 932.3 feet to an iron pin; thence with line of Garrett, N. 22-48 E. 420.2 feet to an iron pin; thence continuing with Garrett, N. 22-47 W. 209.2 feet to an iron pin in center of McCarter Road; thence with the center of McCarter Road, N. 23-29 E. 101.9 feet to an iron pin; thence continuing with the center of McCarter Road, N. 25-10 E. 432.3 feet to an iron pin; thence with line of McGee and Tolson, S. 78-13 E. 2,564.5 feet to an iron pin; thence S. 5-57 W. 542 feet to an iron pin; thence with line of Woodside Hills, S. 81-20 E. 1,745.7 feet to an iron pin in Woodside Avenue; thence with Woodside Avenue, S. 50-0 E. 261.6 feet to an iron pin; thence S. 49-19 E. 30 feet to an iron pin; thence continuing with Woodside Avenue, S. 49-19 E. 394 feet to the beginning corner, being the same as shown on the above-mentioned plat as being composed of two tracts, one containing 31.54 net acreage and the other containing 31.54 net acreage.

FILED
GREENVILLE CO. S.C.

JUL 10 11 19 AM '74

FILED
GREENVILLE CO. S.C.

JUL 10 11 19 AM '74

PAID \$ 1.00
RECORDING FEE
JUL 10 1974
959
Annie S. Larkins
REC'D

This mortgage is satisfied by payment in full of a note to J.C. Peden, referred to above. This instrument is cancelled by authority of James C. Peden, attorney in fact for Susan F. Peden, to whom the interest in the above note was transferred by Order of the court of Probate # 24733, St. Louis County Probate Court 7/13/72.

Witness my hand and seal this 10th day of July, 1974.
TO HAVE AND TO HOLD, the premises hereinto the Mortgagee, its heirs, successors and assigns, forever.
Witness my hand and seal this 10th day of July, 1974.
the premises hereinto the Mortgagee, its heirs, successors and assigns, forever, that it has good right and is lawfully authorized to do, convey or cause to be done, 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.