

MORTGAGE OF REAL ESTATE—Offices of **FILED** Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.
GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA } **OLLIE FARNSWORTH** MORTGAGE
COUNTY OF GREENVILLE } R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: F. Edward Toledano, Jr.

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto J. H. Alexander

(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 - - - - -

TWELVE THOUSAND SIX HUNDRED AND NO/100THS- - - - - DOLLARS (\$12,600.00),

with interest thereon from date at the rate of **six** per centum per annum, said principal and interest to be repaid: \$125.00 on the 13th day of April, 1969, and a like payment on the 13th day of each successive month thereafter for a period of five (5) years, at which time the unpaid balance will become due and payable. The monthly installments are to be first applied to interest balance to principal, with privilege to anticipate payment at any time.

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, in Saluda Township, being the same tract of land conveyed to J. L. Frick by deeds recorded in Deed Book 470 at page 487 and Deed Book 639 at page 33, and being more particularly described by metes and bounds according to a recent survey of C. O. Riddle as follows:

BEGINNING at an iron pin in joint line of property of Walter W. Goldsmith and William R. Timmons, Jr. and running thence N. 27 E. 682 feet to pin at corner of Property of Anne G. Cecil; thence with the line of said property, S. 89 E. 1089 feet to iron pin and stone; thence S. 55-05 E. 485 feet to iron pin; thence S. 85-55 E. 257.2 feet to iron pin; thence N. 25-20 E. 537.5 feet to an iron pin in line of property of L. C. Southerlin; thence with the line of said property, S. 70-35 E. 651.5 feet to an iron pin; thence continuing N. 81-35 E. 287 feet to stone in line of property of James, Charles and Wheeler Barnett; thence with the line of said property, S. 26-00 W. 564.7 feet to a stone; thence with the line of property of Will Choice, S. 45-20 W. 1583 feet to a sweetgum; thence continuing S. 41-00 W. 854 feet to iron pin; thence S. 35-20 W. 287.4 feet to point on watermain; thence N. 50-55 W. 504.5 feet to stone; thence with the line of other property of J. L. Frick, N. 2-10 E. 1250 feet to stone; thence N. 49-50 E. 520 feet to an iron pin; thence N. 88-10 W. 1214 feet to the point of beginning. Containing 88.70 acres. See plat recorded in Plat Book TT at page 117.

This is a purchase money mortgage given to secure the balance of the purchase price of the within described property.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.