

FILED
GREENVILLE CO. S. C.

BOOK 1154 PAGE 177

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
R. H. C.

Max 4, 3 02 PM '70
FARNSWORTH

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CRESCENT LAND INVESTMENT CO., INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto ANITA L. BELL

(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 -----

FOURTEEN THOUSAND FOUR HUNDRED AND NO/100-----Dollars (\$14,400.00--) due and payable

in equal annual payments of \$7,200.00 plus interest on April 22, 1971 and April 22, 1972, with the right to anticipate payment in full before maturity without penalty,

with interest thereon from date at the rate of seven (7%) 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, in Cleveland Township, on Gap Creek about 25 miles north of the City of Greenville, and having, according to a combined survey of Charles W. and Anita Bell property, made by J.C. Hill, April 26th, 1963, and a more recent survey of a portion of said property made by Jones Engineering Services, dated April 17th, 1970, entitled, "Property of Crescent Land Investment Co., Inc.", the following metes and bounds, to-wit:

BEGINNING at a point in the center of Gap Creek Road at the corner of this and a portion of a track previously conveyed by Anita Bell, and running thence with the center of Gap Creek Road N. 51-13 E. 800 feet to a point in the center of Gap Creek Road; thence continuing with the center of Gap Creek Road N. 48-35 E. 115.6 feet to a point in the center of Gap Creek Road; thence continuing with the center of Gap Creek Road N. 44-50 E. 150 feet to a point in the center of Gap Creek Road; thence-S. 37-30 E. 484 feet to a point in the center of Gap Creek; thence with the center of Gap Creek in a northeasterly direction approximately 500 feet to an iron pin; thence S. 36-40 W. 824 feet to a stone; thence N. 33-30 E. 330 feet to a chestnut oak; thence N. 77 E. 460 feet to a chestnut oak; thence N. 25 E. 326 feet to a stone; thence N. 43-30 E. 160 feet to a stone; thence S. 64-30 E. 211.2 feet to a stone; thence S. 21 E. 759 feet to a stone; thence S. 10-30 E. 860 feet to an iron pin; thence S. 55-15 W. 1536 feet to an iron pin; thence N. 39-30 W. 759 feet to an iron pin; thence N. 70-30 W. 1221 feet to a stone; thence N. 48 W. 427 feet to a beech tree; thence N. 45-30 W. approximately 75 feet to the center of Gap Creek; thence in a northeasterly direction with the center of Gap Creek 200 feet to a point in the center of Gap Creek; thence N. 45-03 W. 378.7 feet to a point in the center of Gap Creek Road, the point of beginning.

This is the same property conveyed to the mortgagor, by deed dated April 27th, 1970, from Anita L. Bell, recorded simultaneously herewith.

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.