

MORTGAGE OF REAL ESTATE ~~Book 1213, Page 151~~ ~~Book 1213, Page 151~~ Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
THREATT-MAXWELL ENTERPRISES, INC (hereinafter referred to as Mortgagor) SEND(S) GREETING;

WHEREAS, the Mortgagor is well and truly indebted unto **Floyd Bramlett**

(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

Forty-one Thousand One Hundred Fifty-two and no/100--DOLLARS (\$41,152.00),
with interest thereon from date at the rate of 5½ per centum per annum, said principal and interest to be repaid: \$10,288.00 on the principal per year beginning one year from date

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, being shown as 32.7 acres total, on a plat entitled "Property of Threatt-Maxwell Enterprise, Inc." recorded in Plat Book 111 at Page 103 in the R.M.C. Office for Greenville County and having according to said plat the following metes and bounds:

BEGINNING at an iron pin a few feet east of the western edge of Hudson Road and running thence parallel with the western side of Hudson Road S. 3-28 E. 703.4 feet to an iron pin; thence crossing Hudson Road S. 33-32 W. 300 feet to an iron pin; thence following Brushy Creek as the line to a point where Brushy Creek crosses a branch; thence following said branch as the line in a northeasterly direction to an iron pin at the corner of property now or formerly belonging to Robert H. and Elizabeth H. Collins; thence with said property N. 83-03 E. 291.5 feet to an iron pin; thence S. 3-28 E. 208.7 feet to an iron pin; thence N. 84-02 E. 1042.9 feet to an iron pin, the point of beginning. LESS, HOWEVER, 1.17 acres shown on the above referred to plat and having the following metes and bounds:

BEGINNING at an iron pin at the western edge of the right of way of Hudson Road and running thence with the western edge of said right of way, S. 3-28 E. 185 feet to an iron pin; thence S. 86-32 W. 240 feet; thence N. 18-00 W. 50 feet; thence N. 76-00 W. 50 feet; thence N. 5-58 W. 108.5 feet; thence N. 84-02 E. 270 feet, more or less, to the beginning corner.

It is anticipated that the property hereinconveyed will be subdivided into lots by the mortgagor and the mortgagee agrees to release from the lien of this mortgage any lot on the condition that the mortgagor deposit the sum of \$600.00 for each lot released in a savings and loan association or bank in the name of the mortgagor, and that the savings account representing such deposit(s) be assigned to the mortgagee as substituted collateral in place of the lot released. It is further agreed that at any time after January 1st of any year all or part of the amount so deposited

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.

as substituted collateral not exceeding the annual installment due that year may be delivered to the mortgagee in full or partial payment of the annual installment which would become due on November 10th of that year. It is distinctly understood and agreed that the execution of a power of attorney, trust agreement or other

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