

MAY 17 3 56 PM '72

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

OLLIE FARNSWORTH  
R. M. C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: PELHAM INTERSTATE JOINT VENTURE

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

WHEREAS, the Mortgagor is well and truly indebted unto Carolina Federal Savings & Loan Association (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

Three Hundred Seventy Five Thousand and No/100 DOLLARS (\$ 375,000.00 ) with interest thereon from date at the rate of 8 1/4% per centum per annum, said principal and interest to be repaid as follows: Payable in equal monthly installments, including principal and interest of \$3,196.87 beginning on the first day of January, 1973 and the first day of each month thereafter until December 1, 1992 when the principal balance shall be paid in full; payment will be applied first to interest and then to principal. Interest only will be paid on the amounts advanced on the first of each month between the date of the note and January 1, 1973. Payor shall have the privilege to prepay 20% of the face amount of the note in any loan year without penalty. In the event that more than 20% of the face amount of this note is paid in any

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

\* loan year, Payor shall pay a penalty of 6 months' interest on the principal sum prepaid in excess of such 20%.

ALL that piece, parcel or lot of land in the County of Greenville, State of South Carolina containing 1.96 acres, and being shown as Parcel "A" on plat of property of Pelham Interstate Joint Venture dated October 4, 1971, as amended March 28, 1972 and April 17, 1972, and prepared by Enwright Associates, Engineers, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old iron pin at the edge of the right-of-way of Interstate Highway I-85 and running thence N. 38-44 W. 400 feet to an iron pin at joint corner with Parcel "B"; thence turning and running along common line with Parcel "B" N. 51-16 E. 200 feet to an iron pin at edge of 34' easement for road; thence turning and running S. 38-44 E. 455.65 feet along said road easement and other property of mortgagor to an iron pin at the edge of the right-of-way of Interstate Highway I-85; thence turning and running along line of said right-of-way S. 66-49 W. 207.6 feet to an old iron pin, the point of beginning.

Mortgagor hereby gives and grants to Mortgagee, its successors and assigns, an easement for ingress and egress over the 34' easement for road running from Pelham Road adjacent to Parcel "B" and "A" as shown on the above referred to plat. Said road easement is granted to Mortgagee, its successors and assigns, as an access road to Mortgagee's property described herein and the easement herein granted shall run with the mortgaged property and shall be appurtenant thereto.

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.