

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, FITZWILLIAM W. KING & DOROTHY G. KING

(hereinafter referred to as Mortgagor) is well and truly indebted unto EDWIN C. KING

(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:

ONE HUNDRED FIFTEEN THOUSAND ----- Dollars (\$ 115,000.00 due and payable

as follows: \$5,750.00 December 31, 1975 and \$11,500.00 on the 31st day of December of each and every year thereafter up to and including December 31, 1984 and \$5,750.00 on Dec. 31, 1985, together with interest on the deferred balance from July 1, 1975 at the rate of 7% to be paid annually except for the first six months, which shall be paid December 31, 1975.

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, the Mortgagee's heirs, 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, on the north side of S. C. Highway No. 11, containing 235.55 acres, and having according to plats made by Terry T. Dill, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book KKY, Page 85, and Plat Book LLL, page 117, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of S. C. Highway No. 11 at corner of the Goodwin Land, said point being the southeast corner of the tract herein conveyed, and runs thence along the line of the Goodwin Lane, N. 11-00 W. 1732 feet to a stone; thence N. 60-50 E. 1202 feet to a stone; thence N. 40 W. 17 feet to an iron pin; thence N. 60-52 W. 2345 feet to a stone; thence N. 33-00 E. 837 feet to a stone on ridge; thence N. 67-00 W. 1307 feet to a stone; thence S. 32-00 W. 521 feet to a stake near a branch; thence S. 71-15 W. 1205 feet to an iron pin near Mill Creek; thence S. 27-45 E. 2209 feet to a stone; thence S. 17-45 E. 1390 feet to a post oak; thence S. 33-06 E. 1157 feet to a point in center of S. C. Highway No. 11; thence along the center of said highway, N. 54-0 E. 826 feet; thence still with the center of said highway following the curve thereof (the chord being N. 59-0 E. 100 feet) to a point; thence still following the curve along center of said highway (the chord being N. 69-15 E. 100 feet) to a point; thence still with the center of said highway following the curve thereof (the chord being N. 82-0 E. 100 feet); thence still along the center of said highway, S. 86-0 E. 210 feet to an iron pin; thence along the center of said highway, S. 89 E. 297 feet to the BEGINNING corner.

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The mortgagors shall have the right and privilege to anticipate the whole or any part of the principal within the first five years from date hereof by paying a five (5%) per cent penalty and after five years from the date hereof without penalty.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner, it being the intention of the parties hereto that all 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 hereinafore 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, and part thereof.

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