GREENVILLE CO. S. C.

Jul 27 1 4 45 PH '71

BOOK 1200 PAGE 206

WYCHE, BURGESS, FREEMAN & PARHAM, P.A.
MORTGAGE OF REALLESTATE TO REPRESENTE AT Law, Greenville, S. C.
R. M. C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Interstate Joint Venture

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

WHEREAS, the Mortgagor is well and truly indebted unto Lenora V. Scruggs, Iva V. Grice and James Douglas Vaughan (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 Ninety Thousand

and No/100

DOLLARS (\$190,000.00),

with interest thereon from date at the rate of 6% per centum per annum, said principal and interest to be repaid: interest only at the rate of six (6%) percent in the amount of \$11,400.00 shall be paid on July 26, 1972 and on July 26, 1973; thereafter, annual principal payments in the amount of \$38,000.00 plus accrued interest shall be payable on July 26, 1974 and on each July 26th thereafter until paid in full.

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:

ALL that piece, parcel or tract of land situate, lying and being in Greenville County, South Carolina bounded by Woodruff Road (S.C. Highway 146) on the south, and Roper Mountain Road (S.C. Highway 183) on the east, containing 23.25 acres, as shown on Plat of Property of Interstate Joint Venture, prepared by John A. Simmons, R.L.S., which plat is dated July 21, 1971, and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4-J, at Page 57 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the edge of the right-of-way of Roper Mountain Road (S.C. Highway 183) and running thence along the edge of the right-of-way of said road the following courses and distances: S. 33-45 W. 88.9 feet to an old iron pin; S. 31-53 W. 225 feet to an old iron pin; S. 25-09 W. 225 feet to a concrete monument; S. 22-21 W. 202.9 feet to an old iron pin; S. 16-20 W. 89.4 feet to an old iron pin at the intersection of Roper Mountain Road and Woodruff Road; thence turning and running along the intersection of Woodruff Road and Roper Mountain Road, S. 53-47 W. 154.7 feet to a concrete monument at the edge of the right-of-way of Woodruff Road; thence continuing along the edge of the right-of-way of Woodruff Road the following courses and distances: N. 85-53 W. 170.3 feet to an old iron pin; N. 84-12 W. 160.2 feet to an old iron pin; N. 83-25 W. 169.4 feet to an old iron pin; N. 81-52 W. 104.7 feet to an old iron pin; N. 81-05 W. 356.1 feet to an old iron pin; thence turning and running along common boundary of property of W. Roscoe Jones, N. 26-40 E. 382.7 feet to an old iron pin; thence turning and running along a branch the following courses and distances: N. 45-47 E. 532.9 feet to an old iron pin; N. 42-29 E. 442.1 feet to an old iron pin; N. 47-27 E. 223.1 feet to an iron pin; thence turning and running S. 42-00 E. 329.6 feet to an old iron pin; thence continuing S. 42-00 E. 309.8 feet to an old iron pin, the point of beginning.

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.