RTGAGE OF REAL ESTATE—Offices of MANN & MANN, Attorneys at Law, Greenville, S. C.

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TE OF SOUTH CAROLINA

NTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Fountain Inn Federal Savings & Loan Association

Fountain Inn, South Carolina

WHEREAS, I, J. K. Keller,

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE AND PICKENS

Idelle H. Coleman, her heirs and assigns forever:

MORTGAGE
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BALLARD-RICE PRESTRESSED CORP., BY ITS DULY AUTHORIZED OFFICERS: FRANK TOWERS RICE, AS PRESIDENT AND TREASURER, AND ALBERT W. [illegible] AS VICE PRES

Dollars ($ 32,248.35) with interest thereon from and payable

and Frank Towers Rice, Individually (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FOUNTAIN INN FEDERAL SAVINGS AND LOAN ASSOCIATION OF Fountain Inn, S. C., (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

January 1, 1964 with the privilege to anticipate payment of principal and interest to be paid

reference in the sum of Twenty Eight Thousand and No/100 at maturity

July 1, 1968

h interest thereon from date at the rate of Six per centum per annum, to be paid

DOLLARS ($ 28,000.00), with interest thereon from date at the rate of

per centum per annum, said principal and interest to be paid as therein stated, and

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 purpose, and

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 hereby 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 and County of Pickens, near the Town of Mauldin, containing two (2) tracts and shown as Tract No. 1 and Tract No. 2, containing respectively 9.03 acres and 5.00 acres, on a plat of Ballard-Rice Prestressed Corporation, by Piedmont Engineering and Architecture, dated June 20, 1963 and recorded in the R.M.C. Office for Greenville County in Plat Book N. 48-15, Page 385 and having according to said plat the following metes and bounds:

BEGINNING at a point in the center of the intersection of Highway No. 253 (Old State Road) and a County Road; thence along the center of said County Road S. 84-45 W. 300 feet to a point; thence N. 60-00 W. 200 feet to a point; thence N. 84-45 E. 316 feet to a point; thence along the line of property of Martin-Marietta Corporation N. 10-00 E. 200 feet to a point; thence N. 80-40 E. 200 feet to a point; thence S. 17-30 E. 240.8 feet to a point; S. 47-24 E. 275 feet to the point of beginning.

The above is the same property conveyed to Ballard-Rice Prestressed Corporation by Deed from Martin-Marietta Corporation, recorded in the R.M.C. Office for Greenville County in Deed Book _____, Page _____.

ALSO: All that tract of land lying on both sides of Georges Creek and on the western side of Little Georges Creek containing 474.8 acres more or less and shown on a plat made by Pickell & Pickell dated January 14, 1948, recorded in the office of the Clerk of Court for Pickens County, in Plat Book, 1920 at Page 110, and having according to said plat the following metes and bounds:

BEGINNING at a point in unnamed County road, corner of property now or formerly of Carpenter; thence crossing said road and along Carpenter line, S. 28-30 E. 35 feet to an iron pin near the southern bank of said road; thence continuing along said property line S. [illegible] E. 1[illegible] feet to an iron pin; thence S. 9[illegible]-20 E. 75 feet to an iron pin; thence S. 46-30 E. [illegible] feet to an iron pin; thence along the center of said creek S. 46-30 E. [illegible] feet to an iron pin; thence S. 46-00 W. 121.w feet to iron pin; thence N. 88-41 W. 424 feet to iron pin; thence along property now or formerly of Lenhardt S. 36-03 W. 767.6 feet to

Together with all and singular rights, members, hereditaments and appurtenances to the said premises belonging or in any wise 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 successors and assigns, forever.

The Mortgagor hereby covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he 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.

Satisfied and Cancelled this 21st day of October 1968

Witness:
John P. Mann

Idelle H. Coleman