

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton & Arnold, Attorneys at Law, Greenville, S. C.

DEC 15 10 33 AM 1968

BOOK 1046 PAGE 444

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

ELLIE FARRAWORTH
MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Botany Woods Building and Sales Co., Inc.
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto T. A. McCarter, Trustee

(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

Sixty Three Thousand and no/100----

DOLLARS (\$ 63,000.00),

with interest thereon from date at the rate of five per centum per annum, said principal and interest to be repaid:

with interest thereon from date at the rate of five per cent, per annum, to be computed and paid annually, 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:

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, on the Eastern side of Highway 291 and more particularly described as follows:

BEGINNING at an iron pin on the Eastern side of Highway 291 at the corner of the property heretofore conveyed by the Grantor to the Grantee by deed recorded in Deed Book 802 at page 269 and running thence with the line of said property, N. 81-39 E. 296.75 feet to a pin in line of Lot 34 as shown on plat of property of Y. P. McCarter; thence with the line of Lot 34, S. 25-26 E. 80.6 feet to a pin on the western side of Indian Springs Drive; thence with the western side of Indian Springs Drive in a South-westernly direction 283 feet more or less to a pin at the intersection of Indian Springs Drive and Greenbrier Road; thence with the Northern side of Greenbrier Road, S. 84-28 W. 270 feet more or less to a pin on Highway 291; thence with the Eastern side of said Highway, N. 8-04 W. 355 feet more or less to the point of beginning.

Being the same property conveyed to the mortgagor by mortgagee by deed of even date to be recorded herewith, and this mortgage is given to secure the unpaid balance of the purchase price.

It is mutually agreed that the property fronting on Hwy. 291 will be released by the mortgagee upon a basis of \$225.00 per front foot back to a depth of \$150' and that the property fronting on Indian Springs Drive will be released on the basis of \$50.00 per front foot.

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.

Paid & satisfied in full Dec. 20, 1968.

T.A. McCarter Trustee

*Witnessed by: Donald P. McAlister
Billie J. Thackston*

RECORDED AND CANCELLED OF RECORD
20 DAY OF Dec. 1968
Ellie Farrarworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:07 O'CLOCK P. M. NO. 14989

For Release see R. E. M. Book 1090 Page 527

*For Release see R. E. M. Book 1090 Page 529
For Release of mtg. item in favor of Kester see R. E. M. Book 1090 Page 127*