

MORTGAGE OF REAL ESTATE, Mortg. Form 37, 1968, Ashmore, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, John A. Theodore, Louis G. Manos, Nick A. Theodore and Thomas L. Cox,

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Piedmont Bank and Trust Company

(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 Seventeen Thousand One Hundred and No/100

Dollars (\$ 17,100.00) due and payable

as stated therein,

with interest thereon from date at the rate of 7% per centum per annum, to be paid: semi-annually

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, in Bates Township, on or near U. S. Highway #25, approximately two (2) miles north of Travelers Rest, S. C., consisting of three tracts of land containing in the aggregate 61.65 acres, more or less, and having according to a survey made by Terry T. Dill, September 27, 1968, the following metes and bounds, to-wit:

TRACT #1: Beginning at a point on the eastern side of U. S. Highway #25 and running S. 79-42 E. 1,053 feet to a point on the western side of the North Enoree River; thence running S. 15-00 E. 290 feet across the North Enoree River to an iron pin on the eastern side of the North Enoree River; thence running S. 9-30 W. 340 feet to an iron pin; thence running S. 31-20 W. 175 feet across the North Enoree River to an iron pin on the western side of the said River; thence running S. 0-45 E. 200.3 feet to a point in the middle of Belvue Road on the southern side of a bridge crossing the North Enoree River; thence running down Belvue Road S. 39-35 W. 189 feet to a point in the middle of Belvue Road; thence running N. 6-17 E. 385 feet to an iron pin; thence running S. 89-22 W. 518 feet to an iron pin; thence running N. 69-10 W. 827.5 feet to an iron pin on the eastern side of U. S. Highway #25; thence along said Highway N. 35-22 E. 206 feet to a concrete monument R.O.W.T. C.; thence N. 33-56 E. 200 feet to a point; thence N. 29-38 E. 200 feet to a point; thence N. 25-20 E. 145 feet to the point of beginning.

TRACT #2: Beginning at a point in the middle of Belvue Road on the northern side of a bridge crossing the North Enoree River and running N. 49-45 E. 65 feet to a spike in the middle of said road; thence running N. 29-27 E. 300 feet to a spike in the middle of said road; thence along the middle of Belvue Road N. 26-44 E. 1,000 feet to a spike in the center line of Belvue Road; thence N. 27-53 E. 279.2 feet to an iron pin; thence along the middle of said Road N. 32-56 E. 594 feet to a spike in the road; thence N. 57-08 E. 183.5 feet to a spike in the center line of Belvue Road; thence S. 4-00 W. 909 feet to an iron pin; thence S. 86-00 E. 336.6 feet to a poplar stump with a steel shaft in its center; thence S. 21-30 W. 350 feet to a stake; thence S. 1-53 W. 230 feet to a stake; thence S. 25-00 W. 250 feet to a stake; thence S. 23-33 E. 309 feet to an iron pin; thence N. 86-10 W. 55.7 feet to an iron pin; thence continuing N. 86-10 W. 300.3 feet to an iron pin; thence continuing N. 86-10 W. 417.6 feet to an iron pin; thence S. 8-05 W. 230 feet to an iron pin on the northern side of the North Enoree River; thence along said River N. 77-54 W. 615.8 feet to the point of beginning.

TRACT #3: Beginning at an iron pin at the joint corner of lands belonging to W. R. Taber, Jr., R. K. Cox and J. T. Montgomery and running N. 1-00 E. 310.5 feet to an iron pin; thence running N. 87-00 W. 417.6 feet to an iron pin; thence running S. 9-15 W. 230 feet to an iron pin on creek; thence running along said Creek S. 77-54 E. 278 feet to a point; thence continuing along said creek in a southwesterly direction 100 feet to a point; thence along said creek in a southeasterly direction 100 feet to a point at a stone dam; thence N. 30-18 E. 20 feet to an iron pin; thence N. 58-23 E. 138 feet to the point of beginning.

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 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 heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove 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 or any part thereof.

SATISFIED AND CANCELLED OF RECORD

2027 DAY OF JAN 1972

Charles Middle

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 4:08 O'CLOCK P. M. NO. 15632

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 12 PAGE 103