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MORTGAGE OF REAL ESTATE - OLLIE FARNSWORTH GREENVILLE S.C. Attorneys at Law, Greenville, S. C.

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R.M.C.
MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, L. R. Weir,

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

WHEREAS, the Mortgagor is well and truly indebted unto L. C. Peace,

(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

Twelve thousand and no/100----- DOLLARS (\$ 12,000.00),
with interest thereon from date at the rate of 7½ per centum per annum, said principal and interest to be repaid: in semiannual installments of \$1,200.00 each, beginning six months from date with a like payment due every six months thereafter until paid in full with the privilege of anticipating any part or all at any time without penalty.

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 Butler Township, approximately six miles east of Greenville, South Carolina, and being more fully described as the major portion of that tract containing 5.24 acres, shown on plat of property of L. R. Weir according to survey by enwright associates, engineers, September 29, 1969, and recorded in the RMC Office for Greenville County in Plat Book at Page . According to said plat, the property is more fully described as follows:

BEGINNING at an iron pin at the corner of the property described herewith and property now or formerly owned by Bradshaw and running thence S. 25-30 E. 108.5 feet to a nail in Sulfur Springs Road; thence continuing with said road, S. 5-45 E. 253.1 feet to a nail; thence S. 0-15 W. 24.2 feet, more or less, to a point in Sulfur Springs Road at the joint corner of property owned by the N. R. Martin Estate; thence with line of Martin property, S. 83-37 W. 160.0 feet; thence continuing with line of Martin property, S. 9-45 E. 113.3 feet to an iron pin; thence S. 57-07 W. 440.0 feet to an iron pin; thence N. 18-50 W. 324.0 feet to an iron pin at the corner of the Bradshaw property; thence with the line of said property, N. 52-15 E. 696.0 feet to an iron pin to the point of beginning.

The property described herewith is the same as conveyed to mortgagor by deed to be recorded herewith.

The mortgage herewith is given to secur a portion of the purchase price of the above-described property.

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.