

Mortgagee's Address: P.O. Box 1000  
Tryon, N.C. 28782

STATE OF SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

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COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

GREENVILLE COUNTY  
JUN 20 1954

WHEREAS, ~~Wm~~ Howard McIntyre and wife, Anne McIntyre

(hereinafter referred to as Mortgagor) is well and truly indebted unto NCNB National Bank of North Carolina

(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 Thousand and no/100----- Dollars (\$ 100,000.00 ) due and payable

According to the terms of a Promissory Note of even date, executed and delivered herewith

with interest thereon from date at the rate of 12.5 per centum per annum, to be paid: According to terms of said note.

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 accounts 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, Glassy Mountain Township, located about two miles southeast of Tryon, North Carolina, on the east side of the road known as Butter Street, containing 4 acres, more or less, being shown and delineated on a plat prepared by J. Q. Bruce, Surveyor, dated September 26, 1952, described by metes and bounds as follows:

BEGINNING at a point located in the center of Butter Street at the intersection of Butter Street and the road leading to Old Indian Hideout; and running thence with the center of Butter Street North 5 degrees 10 minutes West 96 feet to a point in the center of Butter Street; thence with the lines of property conveyed by Alan T. Calhoun, Individually and as Executor of the Will of Julian Calhoun, deceased, to Andrew C. Wetterer and Elizabeth S. Wetterer, in that deed recorded in Book 771, Page 189, in the Office of the R. M. C. of Greenville County, the following three (3) calls: South 85 degrees 40 minutes East 301 feet to a pine, North 33 degrees 00 minutes East 100 feet to an iron pin, and North 80 degrees 40 minutes East 459 feet to a chestnut oak; thence South 5 degrees East 71 feet to a white oak; thence South 22 degrees 30 minutes East 214 feet to a maple; thence with the lines of property conveyed by Alan T. Calhoun, Individually and as Executor of the Estate of Julian Calhoun, to Jane Bannard Greene by that deed recorded in Book 772, Page 273, in the Office of the R. M. C. of Greenville County, the following two (2) calls: South 77 degrees 30 minutes West 334 feet to the center of a road leading to circle, South 11 degrees 29 minutes East 50 feet along said road to a point in the center of a road leading to Old Indian Hideout; thence with the center of said road leading to Old Indian Hideout, and with the lines of property conveyed by Julian Calhoun to Allen K. Brehm and Helen R. Brehm by that deed recorded in Book 517, Page 187, in the Office of the R. M. C. of Greenville County, the following three (3) calls: North 66 degrees 40 minutes West 279 feet to a point, North 88 degrees West 200 feet to a point, and North 68 degrees 30 minutes West 100 feet to the BEGINNING.

The above described property is conveyed subject to an easement and right of way granted to Andrew C. Wetterer and Elizabeth S. Wetterer for the use of the road leading from the Brehm property across the above described property to the Wetterer property, to be used in common with the Grantees herein, for the purposes of ingress, egress and regress to and from said Wetterer property, which easement and right of way is a permanent easement and right of way for the benefit of the owners of said Wetterer property, their heirs and assigns.

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There is also conveyed a perpetual easement and right of way, for the purposes of ingress, egress and regress over and along said road leading from the above described property to

Continued on Exhibit A

Together with all and singular rights, members, heritaments, and appurtenances to the same belonging in any way 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.

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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.

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