

MORTGAGE OF REAL ESTATE—Office of W. H. Burch, Freeman & Parham, P.A. Greenville, S. C.
GREENVILLE CO. S. C.

BOOK 54 PAGE 675

FILED
DEC 13 12 15 PM '72

BOOK 1280 PAGE 202

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
EMERSON MIDDLE MORTGAGE
P.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

22078

FIRST TRUST, LTD., a South Carolina corporation,
(hereinafter referred to as Mortgagor) SEND (S) GREENVILLE

WHEREAS, the Mortgagor is well and truly indebted unto Wm. R. Timmons, Jr. and N. T. Patrick,
(hereinafter referred to as Mortgagee) as evidenced by the Mortgage's promissory note of even date herewith
the terms of which are incorporated herein by reference in the sum of ~~Twenty~~ ^{Three} Thousand & No/100
DOLLARS (\$30,000.00)
with interest thereon from date to date of payment and principal to be repaid as follows:

payable interest only for two years at the rate of 7% per annum, the principal balance to be paid in three equal annual instalments commencing December 1, 1975, with interest on the unpaid balance at 7% per annum until paid in full.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or 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 full well and truly paid by the Mortgagee at and before the making 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter acquired thereon.

ALL That certain piece, parcel or tract of land in Cannt Township, Greenville County, State of South Carolina, lying on and near the Saluda River, containing 80.10 acres, more or less, and having according to a survey by W. J. Riddle the following metes and bounds, to-wit:

BEGINNING at a point in the northwestern side of a County Road, the joint front corner of this tract and a tract now or formerly owned by Beddingfield, said point being on the Cleveland line and running thence with said County Road S. 49-35 W. 711 feet to a point; thence with another County Road S. 53-00 W. 304 feet to a point; thence N. 50-30 W. 281 feet to a point; thence N. 86-05 W. 594 feet to a point; thence S. 66-55 W. 285 feet to a point; thence N. 86-00 W. 119.5 feet to a point; thence N. 74-55 W. approximately 209 feet to a point in a branch; thence with said branch as a line to the Saluda River (the traverse line of which is N. 40-00 W. 76 feet to a point; N. 65-25 W. 228 feet to a point; N. 33-10 W. 909 feet to a point; N. 89-30 W. approximately 114 feet to a point); thence with the Saluda River to the joint corner of this tract and a tract now or formerly owned by Davidson

0675

JAN 25 1978

4328 RV-2