MORTGAGE OF REAL ESTATE—Offices of Love, Thornton & Blythe, Attorneys at Law, Greenville, S. BOCK 701 PAUL 217

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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

O LIE FARRIMORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, John W. Madison and Eleanor G. Madison, (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto. Joseph Spremulli and Neta E. Spremulli

(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 Twenty-Three Thousand and No/100 - -

DOLLARS (\$ 23,000,00 ),

with interest thereon from date at the rate of 4-1/2% per centum per annum, said principal and interest to be repaid:

In 12 monthly installments of \$127.48 on the 1st day of each month hereafter, commencing February 1st, 1957, and continuing through January 1st, 1958, and thereafter in monthly installments of \$146.96 on the 1st day of each month; all of said payments to be applied first to interest and then to principal, until paid in full; with the privilege of anticipating all or any part of the unpaid balance at any time, with interest thereon from date at the rate of four and one-half per cent, per annum, to be computed and paid monthly, until paid in full;

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 pursuant to the covenants herein and also in consideration of the further sum of Three (\$3.00) Dollars 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, his heirs, 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 the Southern side of the Geer Highway, containing 33.17 acres, more or less, according to Plat of property of John W. and Eleanor G. Madison, made by J. C. Hill, Engineer, dated December 18, 1956, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of the Geer Highway, and running thence with said Geer Highway, S. 66-20 E. 582.3 feet to an iron pin in the center of bridge over the North Saluda River; thence with the center of the North Saluda River, southwesterly, 2,114 feet, more or less, to an iron pin in line of Duff property; thence with said Duff property, N. 26 E. 1417.7 feet to an iron pin; thence N. 46-45 E. 15.9 feet to an iron pin at the end of a street; thence with center of said street, N. 25 W. 446.7 feet to an iron pin in center of street; thence continuing with another street, N. 54-50 E. 310.2 feet to an iron pin; thence N. 26-30 W. 207.6 feet to an iron pin in another street; thence with said street, N. 52-30 E. 291.2 feet to an iron pin in the center of the Geer Highway, the beginning corner.

The above described property being the same conveyed to the Mortgagors by the Mortgages by Deed to be recorded herewith.

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.

ANTESTER AND CANCELLED OF RECORD