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BOOK 1099 PAGE 449

First Mortgage on Real Estate

OLLIE FARNSWORTH MORTGAGE

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DAVID S. BOYD, JR.

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

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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, at the Southwestern corner of the intersection of Dellrose Circle and Cunningham Road being known and designated as Lot No. 52 as shown on a plat of Drexel Terrace, prepared by Piedmont Engineering Service, dated April 1, 1961, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book QQ at page 177, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Dellrose Circle at the joint corner of Lots Nos. 51 and 52, and running thence with the line of Lot No. 51 S. 00-48 E. 150.7 feet to an iron pin at the joint rear corner of Lots Nos. 52 and 53; thence with the line of Lot No. 53 S. 87-00 E. 160 feet to an iron pin on the Western side of Cunningham Road; thence with the Western side of Cunningham Road N. 3-47 E. 140 feet to an iron pin; thence with the curve of the intersection of Cunningham Road and Dellrose Circle, and following the curve thereof, N. 43-46 W. 33.8 feet to an iron pin on the Southern side of Dellrose Circle; thence with the Southern side of Dellrose Circle N. 88-40 E. 102.9 feet to an iron pin; thence continuing with the Southern side of Dellrose Circle N. 86-38 E. 45 feet to the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of John C. Weist and Esther E. Weist, dated July 26, 1968, and to be recorded herewith in the R.M.C. Office for Greenville County, South Carolina.

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.