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STATE OF SOUTH CAROLINA, COUNTY OF CREENVILLE

ABÉTH RHOOLE MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FIRST TRUST, LTD., a South Carolina corporation, (hereinafter referred to as Mortgagor) SEND (8) GREETING

12 ac PM 172

Wm.R.Timmons, Jr., and W.T.Patrick, Wm.R.Timmons, Jr., and W.T.Patrick, (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 Thirty Thousand & No/100 DOLLARS (\$30,000.00), with interest thoson from date at the rate of the sum of the su

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 readvanced 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 release the Mortgagee, its heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

ALL That certain piece, parcel or tract of land in Gantt 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 former ly owned by Davidson (the traverse line of which is N. 31-30 E. 160 feet to a point; N. 10-10E. 352 feet to a point; N. 35-00 E. 390 feet to a point; N. 46-30 E. 187 feet to a point); thence with the Davidson line N. 80-30 E. 522 feet to a point; thence S. 21-15 E. 242 feet to a point; thence S. 60-50 E. 145 feet to a point; thence S. 36-15 E. 79 feet to a point; thence S. 41-00 E. 126.4 feet to a point; thence S. 57-20 E. 175 feet to a point; thence S. 76-50 E. 558 feet to a point; thence S. 58-45 E. 677 feet to a point; thence S. 05-00 W. 323 feet to a point; thence S. 78-45 E. 472 feet to a point on the Northwestern side of said County Road at the point of beginning.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same bolonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be liad 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.