

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Melvin L. Jarrard and Clara F. Jarrard, of Greenville County, are

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Travelers Rest

(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-Five Thousand and No/100-----Dollars (\$ 35,000.00 ) due and payable in monthly installments of \$ 545.52 each, beginning on the 20th day of April, 1973, and continuing on the 20th day of each and every succeeding calendar month thereafter until the full principal debt has been paid in full, said payments to be applied first to interest and then to the principal balance remaining due from month to month, with the right to anticipate payment of the entire principal debt, or any part thereof, at any time prior to maturity, without penalty,

with interest thereon from date at the rate of 8% per centum per annum, to be paid: monthly

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 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, Cleveland Township, on the southwestern side of the Geer Highway (U. S. Highway No. 276), containing 90.46 acres, more or less, and having, according to several plats prepared by Terry T. Dill, Reg. C. E. and L. S., the following metes and bounds, to-wit:

"BEGINNING at a point in the center of the Geer Highway, which point is on the bridge over the Middle Saluda River, and running thence along the center of said river, the traverse lines being as follows: S. 23-48 W. 240 feet, S. 3-02 E. 300 feet, S. 11-12 E. 210 feet, S. 18-45 W. 210 feet, S. 75-45 E. 500 feet, S. 89-55 E. 235 feet, S. 31-08 E. 325 feet, S. 84-41 E. 67 feet, N. 54-32 E. 186 feet, S. 7-30 E. 320 feet, S. 62-30 E. 200 feet, N. 84-45 E. 250 feet (to a point in Mill Creek), S. 50-15 E. 212 feet, S. 38-00 E. 360 feet, and S. 49-30 E. 150 feet (to an iron pin on the north bank of the Saluda River at the confluence of a branch); thence continuing along the center of the Middle Saluda River, the traverse lines being S. 20-15 W. 216.0 feet, S. 40-30 W. 200.0 feet, and S. 20-30 W. 110.0 feet, to an iron pin; thence leaving said river and running S. 73-30 E. 214 feet, crossing the G. & N Railroad right-of-way, to an iron pin; thence N. 56-20 E. 110 feet to an iron pin; thence S. 80-40 E. 200 feet to an iron pin; thence along the line of property now or formerly of the mortgagor, N. 44-45 E. 500 feet to an iron pin; thence N. 14-45 E. 200 feet to an iron pin on the bank of the aforesaid branch at the corner of property now or formerly of J. Harvey Cleveland, Jr.; thence along the line of said property, N. 2-20 E. 472.0 feet to an iron pin; thence N. 38-00 E. 365.0 feet to an iron pin; thence N. 21-45 E. 478 feet to a point in the center of the Geer Highway, which is in front of the M. L. Jarrard Store; thence along the center of said highway, N. 64-45 W. 117.7 feet to a point; thence continuing along the center of said highway, N. 69-45 W. 1560 feet to a point; thence continuing with the center line of the Geer Highway, N. 70-06 W. 232.4 feet, N. 71-43 W. 121 feet to a point; N. 71-43 W. 40 feet, N. 76-41 W. 328.5 feet, N. 82-00 W. 200 feet, N. 86-00 W. 200 feet, N. 87-34 W. 170 feet, and N. 87-34 W. 217 feet to the beginning corner.

ALSO: All of the mortgagors' right, title and interest in and to the old G & N Railroad right-of-way which is located within the boundaries of the above described property.

The above described property is the same conveyed to the mortgagors by Echo Valley Park, Inc. by deed of even date, to be recorded herewith.

ALSO: All that piece, parcel, or lot of land in Cleveland Township, Greenville County, State of South Carolina, containing approximately 13 acres located on the western side of U. S. Highway # 276 and being the northeastern portion of the 109 acre tract as shown on plat of property of Sallie V. Cleveland Fairchild by T. T. Dill dated April 5, 1946, and recorded in the R. M. C. Office for Greenville County in Plat Book "B" at page 147 and having the following metes and bounds, to-wit:

BEGINNING at a stake in the old road just East of the present right-of-way of U. S. Highway #276 at corner of lands now or formerly owned by J. Harvey Cleveland and Hart, and running thence