

AUG 29 9 29 AM '69

STATE OF SOUTH CAROLINA }
R. M. C. }
COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

WHEREAS, Cooper and Gibbs Real Estate Co., Inc.

hereinafter called the mortgagor(s), is (are) well and truly indebted to
Wayne L. Rich & Emilou Rich, hereinafter called the mortgagee(s),

in the full and just sum of Sixteen Thousand and No/100 (\$16,000.00) -----

Dollars, in and by a certain promissory note in writing of even date herewith, due and payable ~~month~~ ~~day~~ ~~ix~~
as follows: The sum of \$4,000.00 paid one year from date with the balance being paid in four yearly installments of \$3,000.00 each.

with interest from date at the rate of 7 1/2% per centum per annum until paid; interest to be computed and paid annually and if unpaid when due to bear interest at same rate as principal until paid, and the mortgagor(s) has (have) further promised and agreed to pay ten per cent of the whole amount due for attorney's fee, if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That the said mortgagor(s) in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to the mortgagor(s) in hand well and truly paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said mortgagee(s) the following described real property:

ALL that piece, parcel, or lot of land, lying and being on the northern outskirts of the Town of Simpsonville near the incorporated limits, either within or without said town, on the western side of the C & WC Railroad, and being more particularly described as property of Cooper & Gibbs Real Estate, Inc., as shown on plat made by Jones Engineering Service, August 27, 1969, and being recorded in the Greenville County R. M. C. Office in Plat Book 4C at Page 13, said property having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of North Maple Street Extension (Old Laurens Road) thence with said Street S. 31-04 E. 200 feet to an iron pin; thence S. 29-21 E. 100 feet to an iron pin; thence continuing with said road S. 27-39 E. 82.8 feet to an iron pin; thence S. 69-09 W. 243.5 feet to an iron pin; thence S. 36-44 E. 137 feet to an iron pin; thence S. 21-17 E. 100 feet to an iron pin; thence S. 80-38 E. 553.4 feet to an iron pin; on the western side of right of way of the C & WC Railroad; thence along the western side of the said right of way N. 32-46 W. 51.7 feet to an iron pin; thence N. 30-33 W. 200 feet to an iron pin; thence continuing with right of way N. 29-49 W. 200 feet to an iron pin; thence still with right of way N. 23-54 W. 200 feet to an iron pin; thence N. 54-45 E. 488.7 feet to an iron pin; thence S. 34-39 E. 232.2 feet to an iron pin; thence N. 54-01 E. 23.6 feet to an iron pin; thence S. 32-49 E. 104.2 feet to an iron pin; thence N. 54-01 E. 208.6 feet to an iron pin, the point of beginning.

Note: Mortgagees agree to release from this mortgage property covered thereby, on the basis of \$3,000.00 (Three Thousand and No/100) Dollars per acre, or any fractional part thereof, and agree that any payment of release price shall reduce the principal balance.

For correction of the metes and bounds, description of this mortgage, see correction deed recorded in deed book 876 Page 113, Ollie Tompkins, R. M. C. Approved & Signed by Attorney

See Release of Mtg. made by W. E. M. Book 1161 Page 642 # 2174

Paid and satisfied in full this 2nd day of December 1970