

MORTGAGE OF REAL ESTATE—Mann, Foster, ^{FILED} ~~Attorneys~~ ^{Greenville Co. S. C.} ~~Greenville Co. S. C.~~ ^{Brissay, Attorneys at Law, Justice Building, Greenville, S. C.}

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE S. C.
OCT 23 3 55 PM '70
OLLIE FARNSWORTH
R. M. C.

BOOK 1170 PAGE 363

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Golden Grove Properties, Inc., a corporation

(hereinafter referred to as Mortgagor) is well and truly indebted unto Frank Ulmer Lumber Co., Inc.

(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 One Thousand Seven Hundred Fifty Six and 45/100** ----- Dollars (\$21,756.45) due and payable

ninety (90) days after date

with interest thereon from date at the rate of **eight** per centum per annum, to be paid: **90 days after date**

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, Grove Township, on the western side of S. C. Highway No. 20 about one mile north of the Town of Piedmont, and being shown and designated as the major portion of Tract 2 on plat of property of R. P. McAbee prepared by H. S. Brockman, July 30, 1948, recorded in Plat Book GGG, at Page 289, and being more particularly described according to a plat of survey by J. D. Calmes, dated September, 1970, containing according to said plat 70.05 acres, more or less, and being described according to the last-mentioned plat as follows:

Beginning at an iron pin on the western side of S. C. Highway No. 20 and running thence N. 86-22 W. 357.3 feet to an iron pin; thence S. 5-07 W. 285.6 feet to an iron pin; thence S. 75-37 W. 702.2 feet to a stone; thence N. 78-44 W. 588.4 feet to an old iron pin; thence N. 64-36 W. 2,049.1 feet to an iron pin near the Saluda River; thence N. 64-36 W. 75 feet, more or less, to the center of the Saluda River; thence up the meanders of said Saluda River as the line, the chords being N. 6-28 E. 248.6 feet, N. 5-17 W. 283.7 feet, N. 2-39 W. 231.3 feet, and N. 0-28 W. 184.0 feet; thence leaving the Saluda River and running S. 70-56 E. 75 feet, more or less, to an iron pin; thence S. 70-56 E. 1,904.7 feet to an old iron pin; thence S. 25-44 E. 359.4 feet to an old iron pin; thence S. 68-15 E. 437.9 feet to an old iron pin; thence S. 77-19 E. 910.0 feet to an old iron pin; thence S. 82-05 E. 254.2 feet to an iron pin on the western side of S. C. Highway No. 20; thence along the western side of S. C. Highway No. 20 S. 4-55 W. 181.0 feet to the beginning corner.

The above-described property is precisely the same conveyed to the Mortgagor herein by David Earl Hooper and Mildred F. Hooper by deed of even date herewith to be recorded.

This mortgage is second in lien to that held by Saluda Valley Federal Savings and Loan Association, having a current balance of \$10,021.88.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 3 PAGE 622

SATISFIED AND CANCELLED OF RECORD
19 DAY OF Nov 19 71
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:50 O'CLOCK A M. NO. 14412

See Mortgage Record of Post Sheet 2, to this Mortgage see R. E. M. Book 1170 Page 169.