

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

GREENVILLE CO. S. C.
FILED
MAR 22 4 56 PM '71
OLLIE FARNSWORTH
R. M. C.

THIS IS A PURCHASE MONEY MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Carl M. Jones (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto A. D. Tanner, Jr.

(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 -----

Fifty five Thousand and No/100-----DOLLARS (\$ 55,000.00), with interest thereon from date at the rate of seven per centum per annum, said principal and interest to be repaid:

Payable interest only on March 18, 1972; interest only on March 18, 1973; interest only on March 18, 1974 and \$7,857.15 plus interest on March 18, 1975 and \$7,857.15 plus interest on March 18, 1976, and then \$7,857.14 on each successive March 18th thereafter, plus interest, until paid in full.

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, containing 39.46 acres, more or less, according to a survey for Carl M. Jones, dated January 9, 1971, by Carolina Engineering & Surveying Company, having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Bridges Road at the joint front corner of property now or formerly of Rice and running thence with the Rice line, S. 12-33 W. 1463.2 feet to a stone; thence S. 65-45 W. 536.5 feet to the center of a creek; thence with the center of said creek as the line, N. 81-50 W. 739.4 feet to an iron pin in the center of Holland Road; thence with the center of Holland Road, N. 20-56 E. 1060 feet to an iron pin; thence continuing with center of Holland Road, N. 17-28 E. 624.1 feet to an iron pin in the center of Bridges Road; thence with the center of Bridges Road, S. 81-30 E. 415.4 feet to an iron pin; thence S. 87-45 E. 239.9 feet to an iron pin; thence N. 89-07 E. 315.2 feet to the point of beginning.

It is further understood and agreed that the mortgagor shall have the right to anticipate payment of the entire amount at any interest due date. However, if the entire balance is paid off before the end of ten years, then the mortgagor agrees to pay A. D. Tanner, Jr., his heirs and assigns, the sum of \$400.00 annually for the remaining portion of the ten year period, which has not expired prior to the payment of the mortgage in full. It is likewise agreed that the mortgagee, A. D. Tanner, Jr., shall release acreage cut from the above described premises during this ten year period for the mortgagor provided said mortgagor pays to the mortgagee the sum of \$1,600.00 per acre for each released acre.

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.