

G. Maurice Ashmore

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MORTGAGE OF REAL ESTATE ~~FILED FOR RECORD~~ Attorney at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

HAR 24 11 23 AM '71

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH  
R. M. C.

WHEREAS, LOOM PRODUCTS COMPANY, INC., a Corporation,

(hereinafter referred to as Mortgagor) is well and truly indebted unto CARRIE G. HOLTZCLAW,

(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 -----

Ten Thousand Six Hundred Fifty and No/100-----Dollars (\$ 10,650.00 ) due and payable in annual installments of \$3,550.00 each, the first such installment being due on the 24th day of March, 1972, and a like amount on the 24th day of March in the years 1973 and 1974, with interest on the unpaid balance at 7% per annum;

with interest thereon from date at the rate of 7% per centum per annum, to be paid: annually.

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, in Bates Township, on the southeastern side of McElhaney Road, containing 5.3 acres, more or less, and having, according to a plat entitled "Propeerty of Loom Products Company, Inc.," dated March 17, 1971, by Campbell and Clarkson, Surveyors, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book 4I at Page 99, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of said McElhaney Road at the corner of lot now or formerly owned by Clovia Arnold and running thence along the southeastern side of said road N 40-30 E, 249.35 feet to an iron pin; thence S 31-02 E, 88.2 feet to an iron pin; thence N 37-05 E, 31.9 feet to an iron pin; thence N 59-00 E, 111.4 feet to an iron pin on the western edge of the G & N R.R. property; thence along the western edge of said railroad property S 29-51 E, 440.4 feet to an iron pin at the corner of property now or formerly of the Travelers Rest Methodist Church; thence along the northern side of said church property S 52-44 W, 512 feet to an iron pin; thence N 76-52 W, 258.4 feet to an iron pin; thence N 41-53 E, 62 feet to a point; thence N 41-55 E, 122.6 feet to a point; thence N 40-38 E, 74.85 feet to a point; thence N 39-37 E, 74.7 feet to a point; thence N 39-13 E, 75.26 feet to an iron pin at the corner of the said Clovia Arnold lot; thence along the line of said Arnold lot N 49-45 W, 195.7 feet to the beginning corner.

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.