

MORTGAGE OF REAL ESTATE—Office of W. H. Biggers, Ferguson & Parham, P.A. Greenville, S. C.

OCT 13 3 31 PM '71

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

} OLLIE FARNSWORTH  
R. M. C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Interstate Joint Venture

(hereinafter referred to as Mortgagor) SEND (S) GREETING:

Walter S. Griffin, R. E. Houston,

WHEREAS, the Mortgagor is well and truly indebted unto Jr. and I. H. Houston (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 **Nine Thousand Nine Hundred Eighty-Eight and 75/100 DOLLARS (\$ 9,988.75 )** with interest thereon from date at the rate of 7 per centum per annum, said principal and interest to be repaid as follows: **payable in two (2) installments, the first installment of \$4,988.75, plus accrued interest, payable on August 1, 1972 and the second installment of \$5,000.00, plus accrued interest, payable on August 1, 1973.**

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

ALL that piece, parcel or tract of land in Butler Township, County of Greenville, State of South Carolina, lying and being situate in the southwest corner of the intersection of Highway I-385 Frontage Road and Roper Mountain Road, containing 0.61 acre, more or less, and having, according to survey for the Estate of Dora T. Ballenger, dated June 15, 1970, by Piedmont Engineers and Architects and more recent plat by Piedmont Engineers and Architects, dated April 15, 1971, the following metes and bounds, to-wit:

BEGINNING at a monument in the southwest corner of the intersection of Highway I-385 Frontage Road and Roper Mountain Road and running thence along Roper Mountain Road right of way S. 32-43 W. 20.15 feet to iron pin at joint corner with property of Ida H. Vaughn (or formerly); thence along the northeast boundary of the property of Ida H. Vaughn (or formerly) N. 43-10 W. 309.7 feet to an iron pin; thence N. 50-19 E. 117.8 feet to an iron pin on the southwest right of way of I-385 Frontage Road; thence along said right of way S. 33-24 E. 239.6 feet to an iron pin; thence further along said right of way S. 0-21 E. 84.10 feet to monument on Roper Mountain Road at the point of beginning.

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.