

Notary, Deputy, DeLanae, Manager, Greenville, S. C. 29608

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FEB 7 2 30 PM '77 MORTGAGE OF REAL ESTATE
OLLIE FARNSWORTH, WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, CARROLL B. WADDELL

(hereinafter referred to as Mortgagor) is well and truly indebted unto MARJORIE W. LIGON

(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

ONE HUNDRED TWENTY FIVE THOUSAND and no/100----- Dollars (\$ 125,000.00) due and payable

as provided in said Note of even date,

with interest thereon from date at the rate of SIX 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:

in Greenville County, South Carolina

ALL that piece, parcel or tract of land, together with buildings and improvements, situate, lying and being on the Northern side of Pelham Road, containing 27.7 acres as shown on a Plat entitled "Carroll B. Waddell", dated January 6, 1972, made by Carolina Surveying Company and having according to said Plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Pelham Road at joint corner with property now or formerly of Allene C. Springfield, and running thence with the line of said property, N. 8-02 E., 1,292.28 feet to a point; thence running N. 79-15 E., 1,081.74 feet to a point; thence running S. 21-30 E., 553.08 feet to a point; thence running S. 9-45 E., 165.5 feet to a point on the Northern side of Pelham Road; thence crossing Pelham Road and running S. 9-45 E., 89.92 feet to a point on the Southern side of Pelham Road; thence running S. 85-45 W., 198.0 feet to a point in the center of the said Pelham Road; thence with the center of said road, S. 66-15 W., 165 feet to a point; thence continuing with the center of said road, S. 59-45 W., 1,299.54 feet to the point and place of beginning.

The above mentioned Plat is recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4J, Page 133. The within Mortgage and the Note which the same secures is a purchase money obligation.

The Mortgagor herein reserves the right to have released from the lien of this Mortgage the whole or any part of the above described property, subject to the prepayment privileges contained in the Note which this Mortgage secures on the condition that seventy-five (75%) per cent of the sales proceeds of the whole or any part of said property shall be applied toward payment of the balance due on the Note which this Mortgage secures.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.