

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

FILED
GREENVILLE CO. S. C.

APR 10 4 55 PM '72

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH MORTGAGE
R. H. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: Southern Land & Development Corp.

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

WHEREAS, the Mortgagor is well and truly indebted unto Southern Bank & Trust Company (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

--Thirty-seven thousand five hundred and no/100---DOLLARS (\$37,500.00), with interest thereon from date at the rate of -8- per centum per annum, said principal and interest to be repaid:

within one year from date with the right to anticipate all or any part at anytime without penalty with interest to be computed and paid quarterly.

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, being shown and designated as Tract 2 on plat entitled Property of Southern Land & Development Corp. made by Jones Engineering Service and recorded in the RMC office for Greenville County in Plat Book 4J at page 165. According to said plat the property is more fully described as follows:

BEGINNING at an iron pin on Huff Street at the joint front corner of Tracts 1 and 2 and running thence with joint line of said tracts, N 84-44 E 212 feet to an iron pin; thence N 17-39 W 223.6 feet to an iron pin on Cedar Lane Road; thence with Cedar Lane Road, S 86-39 E 99.7 feet to an iron pin; thence S 3-28 W 78.6 feet to an iron pin; thence S 86-39 E 34.2 feet to an iron pin; thence S 3-04 W 21.4 feet to an iron pin; thence S 87-18 E 141.5 feet to an iron pin on Huff Street; thence with Huff Street, S 6-48 E 78 feet to an iron pin, 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.