

MORTGAGE OF REAL ESTATE—Office of **GREENVILLE** Freeman & Parham, P.A. Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
AUG 9 10 25 AM '72
ELIZABETH RIDDLE
R.H.C. MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BUTLER JOINT VENTURE

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

WHEREAS, the Mortgagor is well and truly indebted unto **ELLIE LOUISE CASON** (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 FIFTY THOUSAND AND 00/100-----** DOLLARS (\$ 150,000.00) with interest thereon from date at the rate of 6 per centum per annum, said principal and interest to be repaid as follows:

Payable in five (5) equal annual installments of principal of \$30,000.00, beginning on August 16, 1973, and continuing on said date until paid in full on or before August 16, 1977, together with interest on the unpaid balance from date at six percent (6%) per annum, payable quarterly.

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 certain tract of land in the State and County aforesaid in Butler Township on the Northerly side of Pelham Road as shown on plat of property of Grantor prepared by Robert R. Spearman, August 5, 1972, recorded in the Office of the R.M.C. for Greenville County in Plat Book 14-T at Page 7 and having, according to said plat, the following metes and bounds:

BEGINNING at an old iron pin in Pelham Road at the joint front corner of property, now or formerly, of Cassidy, and running thence with Pelham Road, the following courses and distances: S. 88-30 W. 401.5 feet to a spike; N 85-11 W. 625.0 feet to an iron pin; thence leaving Pelham Road and running N. 53-49 W. 757.0 feet to an iron pin in an old dirt road; thence N. 34-19 E. 394.5 feet to a spike in said dirt road; thence N. 27-47 E. 359.7 feet to a spike in said dirt road; thence N. 68-33 W. 952.5 feet to a stone on corner of property, now or formerly, of Troy Hamby; thence N. 35-38 E. 1,305.1 feet to a stone; thence with Brushy Creek as a line, the following courses and distances: N. 56-43 E. 100.6 feet, N 78-44 E. 146.7 feet, S. 84-57 E. 139.7 feet, N. 83-27 E. 410.7 feet, S 24-23 E. 100.8 feet, S. 85-39 E. 124.3 feet, S 76-02 E. 365 feet, S. 47-17 E. 173.5 feet, S. 73-46 E. 188.4 feet, S. 74-47 E. 117.3 feet, S. 63-56 E. 146.8 feet to a stone; thence leaving Brushy Creek and running S 34-51 W. 1,389.5 feet to an old iron pin; thence S. 16-34 E. 1,111.4 feet to an old iron pin, the point of BEGINNING, containing 93.93 acres.

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.