

MORTGAGE OF REAL ESTATE-Offices of CARTER & PHILPOT, Attorneys at Law, Greenville, S. C.

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED  
MAR 29 4 41 PM '73  
DUNN & BANKERSLEY  
S.C.

BOOK 1271 PAGE 325

To All Whom These Presents May Concern:

WHEREAS, we, Edward H. Hembree and Thomas C. Threatt

hereinafter called the mortgagor(s), is (are) well and truly indebted to  
Frances S. Davis, hereinafter called the mortgagee(s),

in the full and just sum of Seventy Five Thousand and No/100 (\$75,000.00) -----

Dollars, in and by a certain promissory note in writing of even date herewith, due and payable on the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_  
in six (6) equal annual installments of \$12,500.00 each plus interest on the outstanding balance said payments to commence one year from date and continue on a like date of each year thereafter until paid in full with interest  
from \_\_\_\_\_ date at the rate of seven (7%) per centum per annum until paid; interest to be computed and paid annually and if unpaid when due to bear interest at same rate as principal until paid, and the mortgagor(s) has (have) further promised and agreed to pay ten per cent of the whole amount due for attorney's fee, if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That the said mortgagor(s) in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to the mortgagor(s) in hand well and truly paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said mortgagee(s) the following described real property:

All that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina, about one mile east of Old Highway No. 276, being shown and designated as property of S. S. Ulmer and C. C. Davis on plat prepared by R. K. Campbell, R. L. S., 23 August, 1963, said plat recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book "RR", at Page 137, and having, according to said plat, the following metes and bound, to-wit:

Beginning at a point on the Old Bethel Road, said point being S. 55-58 W., 234.4 feet from the Southerly side of a road known as Bethel Road, and running thence S. 51-50 W., 175.6 feet to an iron pin; thence S. 71-50 W., 1056 feet to an iron pin; thence S. 60-05 W., crossing the road leading to Bethel Church, 1046.8 feet to an iron pin; thence N. 34-00 E., crossing Bethel Road, 330 feet to an iron pin on the Northerly side of said road; thence N. 1-22.5 E., 489.7 feet to an iron pin; thence N. 31-06 E., 640.9 feet, crossing the road leading to Bethel Church to an oak; thence N. 0-39 E., 671.3 feet to a stone; thence S. 55-58 E., crossing Bethel Road, 1829.3 feet to an iron pin, the point of beginning.

Subject to the terms of the above referred to note, the mortgagees agree to release property from this mortgage on the basis of \$3,000.00 per acre or \$2,000.00 per lot, whichever is greater. The mortgagees further agree to release property from this mortgage for road and utility purposes without compensation. Each payment to be applied to the next note payment.

Frances S. Davis  
E. H. Hembree

This is a purchase money mortgage given to secure a portion of the purchase price of the above described property.