

## MORTGAGE OF REAL ESTATE

WALKER, EMANS &amp; COGSWELL CO., CHARLESTON, S. C. 14586-8-13-40

STATE OF SOUTH CAROLINA, )  
 COUNTY OF GREENVILLE. )

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Befamp, Inc., a Corporation, of Greenville, in the State aforesaid SENDS GREETINGS:

WHEREAS, the said Befamp, Inc. in and by its certain promissory note of even date is well and truly indebted to Augustus W. Smith, as Agent, in the full and just sum of Forty Thousand, Five Hundred Seven and 93/100 (\$40,507.93) Dollars to be paid on demand with interest thereon from date at the rate of six per cent. per annum, to be computed and paid on demand until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon, and foreclose this mortgage; said note further providing for an attorney's fee of ten per cent. in case of suit or collection by or through an attorney, which, in addition to said debt is hereby secured and made a lien on the premises, as in and by the said note or obligation and condition thereof, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That the said mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee, according to the condition of said note or obligation, and also, in consideration of the further sum of Three Dollars, to Befamp, Inc., the said mortgagor, in hand, well and truly paid by the said mortgagee at and before the sealing and delivery of these presents, the receipt whereof acknowledged, the said mortgagor Have Granted, Bargained, Sold and Released, and by these Presents do Grant, Bargain, Sell, and Release unto the said mortgagee:

All that piece, parcel or lot of land in Gantt Township, Greenville County, State of South Carolina, about five (5) miles South of Greenville Court House, on the East side of the Augusta Road, and having the following courses and distances according to survey made September 27th, 1921, by G. A. Schulze, Engineer, and recorded in Book "F", page 15, R. M. C. Office for Greenville County, (except that the metes and bearings of the tract hereinafter described along Augusta Road and the first lines leading therefrom on both the North and South sides are slightly different on account of the changing of the location of Augusta Road, and the straightening of the line between this tract and the property of W. P. Chiles on the South line leading off of Augusta Road, beginning at the intersection of Augusta Road and a Plantation Road, corner of land now or formerly of W. P. Chiles; and running thence N. 68-18 E. 1609.8 feet to an iron pin; thence S. 12-00 E. 874.2 feet to a stake; thence N. 59-00 E. 1900 feet to a stake on bank of Reedy River; thence in a Northerly direction with the meanderings of Reedy River to a stake on the bank of said River, corner of property now or formerly of O. D. Creswell; thence with the line of the property now or formerly owned by O. D. Creswell, S. 63-10 W. 3887.4 feet to a stake in the center of Augusta Road as now located; thence S. 56-08 E. 234.7 feet with the center of Augusta Road to a point, where the North line of Road leading off of Augusta Road into this property intersects with the center of Augusta Road; thence S. 56-48 E. 177.7 feet to stake in said Augusta Road; thence S. 53-16 E. 109 feet to a point in center of said Road; thence S. 46-26 E. 100 feet to a point in center of said Road; thence S. 39-24 E. 100 feet to a point in center of said Road; thence S. 32-27 E. 100 feet to a point in center of said Road; thence S. 25-22 E. 100 feet to a point in center of said Road; thence S. 18-21 E. 100 feet to a point in center of said Road; thence S. 11-22 E. 100 feet to a point in center of said Road; thence S. 5-26 E. 145 feet to the beginning corner.

Also, all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, and in the City of Greenville, on the West side of Broadus Avenue, being a part of what is known as lot No. 7, in Block 1, of Boyce Addition, plat of which is recorded in the office of the Register of Mesne Conveyance for Greenville County, in Deed Book "ZZ", page 934, and having the following metes and bounds, to-wit: Beginning at an iron pin, corner of lot No. 6, owned by William Goldsmith, on the West side of Broadus Avenue; and running thence S. 76 W. 217 feet to an iron pin in line of land of Christ Episcopal Church; thence with line of land belonging to the Church S. 19-15 E. 95 feet to an iron pin; thence N. 83-40 E. with line now or formerly J. Adger Smyth, Jr. 36 ft. 6 in. to an iron pin; thence continuing with line of J. Adger Smyth, Jr. N. 76 E. 175 feet to an iron pin on Broadus Avenue; thence with Broadus Avenue N. 15-15 W. 100 feet to the beginning corner.

Also all that right, title and interest in and to that certain easement and right of way executed by J. Adger Smyth, Jr. on August 15th, 1916, and recorded in Volume 33, page 25, R. M. C. Office for Greenville County;

Being the same property conveyed to Befamp, Inc. by Belle P. Smith, et al, by deed dated August 1st, 1940, and to be recorded herewith.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises unto the said mortgagee, his heirs, successors, administrators, executors and assigns forever. And the said mortgagor does

For Release See Deed Book 370 Page 201 deed to H. J. Wynn