

BOOK 819 PAGE 414

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

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: King Roads Development Corporation

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

WHEREAS, the Mortgagor is well and truly indebted unto Lillie Cagle Carter

(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

Eighteen Thousand and no/100----- DOLLARS (\$18,000.00),
with interest thereon from date at the rate of Five per centum per annum, said principal and interest to be repaid:

PAYABLE: \$3,000.00 per year on the 25th day of each March hereafter until paid in full, with the full privilege of anticipation at any time, with interest thereon from date at the rate of five per cent, per annum, to be computed and paid annually, until paid in full.

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 known and designated as a part of Tract 3 on a plat of the property of King Roads Development Corporation made by Dalton & Neves, dated November, 1959, and revised March 3, 1960, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Southwestern side of Parkins Mill Road, said pin being 1264.9 feet Southeast of the intersection of Parkins Mill Road and S. C. By-Pass 291 and running thence with Parkins Mill Road S. 49-56 E. 485 feet to an iron pin; thence with the curve of Highway I-85 and Parkins Mill Road, S. 17-0 E. 89.3 feet to an iron pin; thence S. 44-12 W. 94 feet to an iron pin; thence S. 78-26 W. 704.7 feet to an iron pin on branch; thence with the branch as a line, N. 16-24 W. 182 feet to an iron pin; thence N. 43-30 E. 595 feet to an iron pin, the point of beginning.

Being a portion of the property conveyed to King Roads Development Corporation by Deed Book 639 at page 465 and deed of Lillie Cagle Carter to be recorded herewith.

It is understood and agreed that the lien of this mortgage is junior in lien to one given by King Roads Development Corporation to J. O. Cagle, et al.

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.

This commitment shall be cancelled by the 25th day of March 1964

This mortgage paid and satisfied this 24th day of March 1964

Mrs. Helen C. Austin

RECORDED AND INDEXED OF SAID COUNTY
25th March 1964
Ollie Garnesworth
CLERK OF THE COUNTY OF GREENVILLE, S. C.
\$5.00 FEE NO. 27210

Witness:
E. R. Stone