

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, M. T. CLARK

(hereinafter referred to as Mortgagor) is well and truly indebted unto BERRY'S INC.

(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

TEN THOUSAND AND NO ONE-HUNDREDTHS-----Dollars (\$ 10,000.00) due and payable

in monthly installments of \$75.00, the first installment to be paid on the 5th day of January, 1964, and a like installment on the 5th day of each month thereafter, until paid in full

with interest thereon from date at the rate of Six per centum per annum, to be paid: monthly

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, containing twenty-six (26) acres, more or less, as shown on plat of part of L. A. Fowler land, Greenville County, set off for Mrs. Grace Fowler, by survey and plat of W. J. Riddle, March 1927, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in Bennet's Bridge Road, which point is 17.3 feet from an iron pin on the south side thereof, and running thence S. 25 E. 1172 feet to an iron pin; thence S. 62-25 W. 1090 feet, more or less, to a stone; thence with the line of property now or formerly the L. L. Green, N. 13 W. 779 feet to a stake; thence N. 19-15 W. 198 feet to a stake; thence N. 21-45 W. 383 feet to a point in the said Bennet's Bridge Road; thence with the center, more or less, of said Bennet's Bridge Road N. 76-15 E. 924.5 feet to the point of beginning.

At the request of the mortgagor, the mortgagee agrees to release, from time to time, portions of the above described tract of land from the lien of this mortgage. In consideration for each such release, the mortgagor shall pay to the mortgagee, upon the principal balance then remaining unpaid, an amount to be agreed upon between the mortgagor and the mortgagee. In no event, however, shall such amount exceed a sum equal to the proportion that the value of such portion of land bears to the value of the property then subject to the lien of this mortgage.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting 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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

Paid and satisfied in full this the 7th day of November 1968. Berry's Inc. Witness J. F. Berry Pres. Carolyn G. Abbott
Satisfied and cancelled at record 8 day of Nov. 1968. Ollie Farnsworth R.M.C. for Greenville County S.C. at 11:05 o'clock P.M. # 11401