

MORTGAGE OF REAL ESTATE—Office of PYLE & PYLE, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

BOOK 952 PAGE 335

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
MAR 17 9 14 AM 1964
OLLIE TANNHARTH
R. M. G.

WHEREAS, We, Jim B. Leatherwood and Neal C. Leatherwood

(hereinafter referred to as Mortgagor) is well and truly indebted unto Paul Costner, Sr.

(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 Six Hundred Fifty and no/100 - - - - Dollars (\$18,650.00) due and payable

\$166.66 monthly beginning March 1, 1964 and a like amount on the first day of each successive month until paid in full with privilege of anticipating the whole amount or any part thereof at any time

Feb. 1, 1964
with interest thereon from ~~200~~ at the rate of Six (6%) 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, Greenville Township, containing 13.7 acres, more or less, according to plat made by C. O. Riddle, January 23, 1964, recorded in Plat Book XX, at Page 185, (See also Plat Book GG at Page 59) and, according to said plat, having the following metes and bounds, to-wit:

BEGINNING at a point in the center of a Georgia Road at corner of property this day sold to Bonini, Inc. and running thence with said road the following courses and distances, to-wit:

S. 71-38 W. 341.3 feet; S. 71-14 W. 100 feet; S. 79-09 W. 100 feet;
S. 68-12 W. 200 feet; S. 66-36 W. 200 feet; S. 61-20 W. 100 feet;
S. 45-55 W. 100 feet; S. 29-40 W. 100 feet; S. 23-05 W. 61 feet to
a point in center of bridge of Reedy River; thence with the center
of said river as the line the following courses and distances, to-wit:
S. 81-40 E. 320 feet; S. 83 E. 300 feet; N. 86-10 E. 310 feet; S.
36-30 E. 155 feet; S. 1-00 E. 460 feet; S. 59 E. 210 feet; thence
leaving said river N. 3-00 W. 1318 feet to the point of beginning.

See deed recorded in Deed Book 578 at Page 65.

TOGETHER with all and singular the improvements thereon and the rights, members, hereditaments, and appurtenances to the same belonging or in any appertaining, all fixtures now or hereafter attached to or used in connection with the premises herein described and in addition thereto, the following described chattels, which are and shall be deemed to be, fixtures and a part of the realty and are a portion of the security for the indebtedness heretofore mentioned: Hoist, Dehairer, Scalding Vat, Beef Hoist, Cattle Knocking Pen, Tract Scales, Platform Scales, 4 Refrigeration Condensers and Motors, Overhead Tract and Switches, Fans, Water Pump and Storage Tank, Gas Burner for scalding vat and tanks for gas, and Hot Water Heater, one automatic hog feeder, one automatic hog waterer, one power splitting beef saw, office equipment, 1 desk, adding machine, one typewriter, 2 Hot Shot prods, one 10 Horse Steam Boiler, one 5 Horse steam Boiler, 2 tatoos sets to number live Hogs, metal lockers in dressing room, one Electric Drill with 100 foot cord, one large Fly Sprayer, one Fire Extinguisher, 1-5 Ton Compressor, 1-2 Ton Compressor, two one ton compressors, 2 large coil fans, two small coil fans.

Together with all and singular rights, members, herditaments, 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.

See Loan Modification Agreement to this Mortgage, see J. E. M. Book 1171 page 275.