

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

MAR 4 4 00 PM 1965

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLEMORTGAGE OFFICE
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Alexander Peru Duff, M. D. (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Grover C. Fortner

(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

Fourteen Thousand and no/100-----

DOLLARS (\$14,000.00),

with interest thereon from date at the rate of six per centum per annum, said principal and interest to be repaid:

Payable \$1,500.00 on principal annually commencing one year from date, plus interest thereon from date at the rate of six 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, Cleveland Township, being the greater portion of what is known as "Bald Rock" containing 37.32 acres, more or less, and being more particularly shown by survey and plat of J. C. Hill dated February 23, 1965, recorded in Plat Book III at page 41, RMC Office for Greenville County, and having the following metes and bounds:

BEGINNING at an iron pin on the Southern or Southeastern side of Geer Highway, corner of property of J. M. Fortner Estate, and running thence with said Highway, N. 79-30 E. 190.1 feet to a stake; thence with said Highway, N. 43-30 E. 473.9 feet to a stake; thence with said Highway N. 17-15 E. 136 feet to an iron pin; thence leaving said highway and running N. 66-15 E. 90.1 feet to a chestnut oak; thence S. 60-30 E. with the property of J. M. Fortner Estate, 665 feet to a rock; thence still with said Estate S. 6-20 E. 1234 feet to a stone (old) thence with property of Mountain Lake Colony, S. 68 W. 991 feet to an "X" on a rock (old mark); thence with J. M. Fortner Estate, N. 9-30 W. 1296 feet to the Beginning.

EXCEPT HOWEVER, lot conveyed to G. Y. Styles by deed recorded in Deed Book 574 at page 163 and lot conveyed to Walter E. Powell by deed recorded in Deed Book 738 at page 241.

Being the same property conveyed to Mortgagor by deed of Mortgagee dated March 3, 1965.

The mortgagor cannot cut any timber or mine any rock on the mortgaged premises

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.

(continued onback)