

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

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUN 30 1 37 PM 1966

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN
R. M. C.

WHEREAS, Independent Enterprises, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto R. E. Ingold

(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

Sixty-Three Thousand and No/100----- Dollars (\$ 63,000.00) due and payable

Due and payable December 31, 1966 with the privilege to anticipate payment at any time without penalty after January 1, 1966. Mortgagor may not anticipate payment until after January 1, 1966,

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

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

All that piece, parcel or tract of land situate, lying and being in the City and County of Greenville, State of South Carolina on the southwestern side of McAllister Road and being shown on plat of Property of R. E. Ingold prepared by C. O. Riddle dated June 1965 and recorded in the R. M. C. Office for Greenville County in Plat Book "JJJ", Page 41 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of McAllister Road at the corner of property of Greenville Technical Education Center and running thence S. 50-30 W. 1574.8 feet to an iron pin; thence N. 38-00 W. 132 feet to an iron pin; thence N. 25-00 W. 99 feet to an iron pin; thence N. 26-30 W. 66 feet to an iron pin; thence N. 34-30 W. 66 feet to an iron pin; thence N. 22-30 W. 165 feet to an iron pin; thence N. 65-30 W. 79.86 feet to an iron pin; thence N. 29-00 W. 95.8 feet to an iron pin on bank of Reedy River; thence up the middle of said River N. 30-03 W. 244.1 feet to a point in the center of the said Reedy River; thence N. 59-22 E. 48.5 feet to an iron pin on the bank of said River; thence N. 59-22 E. 638.6 feet to an iron pin; thence N. 59-31 E. 229 feet to an iron pin; thence N. 60-02 E. 950.1 feet to an iron pin on the western side of McAllister Road; thence along the western side of McAllister Road S. 28-42 W. 232.6 feet to an iron pin; thence with the curve of said Road in a southerly direction 135.2 feet to an iron pin; thence along the southwestern side of said McAllister Road S. 28-05 E. 447 feet to an iron pin, the point of beginning and containing 29.77 acres, more or less.

The above is the same property conveyed to the mortgagor by the mortgagee by his deed of even date and recorded herewith.

This is a purchase money 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 2nd day of June 1966.

R. E. Ingold

*Witnesses - Viola James
J. W. Norwood Jr.*

SATISFIED AND CANCELLED OF RECORD

3 DAY OF ~~May~~ June 1966

Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 11:39 O'CLOCK A. M. NO. 34418