

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

JAN 16 8 55 AM 1967

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C. MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN, WE, RALPH BAILEY, JR., ELIZABETH I. FREEMAN, B. O. THOMASON, JR., and JOSEPH F. QUITTEN, (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto HODGE LAND CO., 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 -----

Seventy-eight Thousand One Hundred and no/100 DOLLARS (\$ 78,100.00), with interest thereon from date at the rate of 6 $\frac{1}{2}$ per centum per annum, said principal and interest to be repaid: \$19,525.00 on January 14, 1968, and \$19,525.00 on the 14th day of January of each succeeding year thereafter until paid in full, with interest at six and one-half per cent to be computed and paid annually with the yearly principal payment.

Full privilege of pre-payment is given at any time after December 31, 1967.

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, in Fairview Township, containing 95.28 acres, more or less, according to a survey and plat by Lewis C. Godsey, licensed surveyor, dated November 30, 1965, as follows:

BEGINNING at an iron pin on the Southwest side of U. S. Highway 276, corner of property of J. R. Martin and running thence with his line as follows: thence S. 61-15 W. 165 feet to a stone; thence S. 59-02 W. 1420.2 feet to an iron pin in line of property of W. D. Richardson; thence with his line N. 46-23 W. 1246.2 feet to an iron pin; thence S. 76-28 W. 651.2 feet to an iron pin on the East side of right of way of Fairview Road (iron pin being located on right of way of said road); thence with the right of way of said road, N. 5-32 E. 791.5 feet to a stake; thence with said right of way, N. 6-57 E. 739.5 feet to a stump in branch; thence up said branch as follows: S. 63-09 E. 212.5 feet; thence N. 83-53 E. 87 feet; thence N. 45-15 E. 97.6 feet to a stake; thence leaving said branch and running N. 87-08 E. 837.4 feet to an iron pin; thence N. 8-22 W. 524.6 feet to an iron pin on edge of right of way of U.S. Highway 276; thence with the right of way of said Highway, S. 40-12 E. 2550.5 feet to the beginning corner.

This being the identical property conveyed to the Mortgagors herein by Hodge Land Co., Inc., by deed of even date to be recorded in the R.M.C. Office for Greenville County.

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.

Paid and satisfied January 20, 1969.

Hodge Land Co. Inc.

Edwin W. Pike Jr. President Hodge Land Co. Inc.

Witness Carl R. Hooksta

SATISFIED AND CANCELLED OF RECORD

22 DAY OF Jan. 1969

Ollie Farnsworth

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

AT 2:16 O'CLOCK P M. NO. 17317