

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

JUN 4 4 1970

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Threatt-Maxwell Enterprises, Inc.

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Preston S. Marchant

(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 - - - - -

TWENTY TWO THOUSAND TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$ 22,250.00), with interest thereon from date at the rate of six per centum per annum, said principal and interest to be repaid: in two (2) annual installments of \$11,125.00 each on April 1, 1969, and April 1, 1970

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 Butler Township, containing 26.11 acres, more or less, situate on the west side of a private road known as "Marchant Road", running between Hudson Road and the Old Spartanburg Road, and having according to a recent survey and plat entitled "Property of Threatt-Maxwell Enterprises", prepared by Piedmont Engineers & Architects, April 16, 1968, the following metes and bounds, to-wit: BEGINNING at an iron pin at the common corner of property of the Mortgagee, G. W. Cunningham and Poinsett Lands, Inc., and running thence along line of property of Poinsett Lands, Inc., N. 41-37 W. 1204.84 feet to an iron pin near the southeast bank of Brushy Creek; thence up the meanderings of said Creek with the center of said Creek as the line, the following courses and distances (all marked by a new pin on the easterly side of said Creek opposite said point), to-wit: N.83-28 E. 127.0 feet; S.87-22 E. 100 feet; N.56-53 E. 156 feet; N.46-36 E 238 feet; N.41-57 E. 128 feet; N.89-06 E. 207 feet; N. 79-02 E. 77.0 feet; and S. 89-15 E.64 feet;thence along line of other property of the Mortgagee the following courses and distances, to-wit: S.7-08 E.276.9 feet to an iron pin; thence S.44-10 E. 59.1 feet to an iron pin; thence S.63-42 E. 92.76 feet to an iron pin; thence S.75-19 E.139.73 feet to an iron pin; thence S.61-11 E.53.36 feet to an iron pin; thence S.30-23 E.81.03 feet to an iron pin; thence S.23-28 E. 92.7 feet to an iron pin; thence S.31-58 E.454.14 feet to an iron pin; thence S.21-16 E. 74.94 feet to an iron pin; and thence S. 11-13 E.127 feet to an iron pin; thence along line of property of L. A. Cunningham, S. 77-47W. 289.8 feet to an iron pin; thence continuing with said property line N.9-49 E. 73.72 feet to an iron pin; thence still with said property line S.83-05 W. 262.56 feet to an iron pin; thence with the property of L.A. and G. W.Cunningham S.74-32 W.353.61 feet to point of beginning.

IT IS AGREED that if this property is subdivided into building lots the 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.

Mortgagee will release any lot on substitution of a savings share certificate in Fidelity Federal Savings & Loan Association in the sum of \$600.00 to be hypothecated to the Mortgagee and held in place of the lot so released; on the payment of any installment the Mortgagee will release and re-assign to the Mortgagor such certificate of share account up to the amount paid on the installment; until so

For signature of...
[Handwritten signatures and notes]