MORTAGE OF REAL ESTATE-Offices of CARTER, SMITH, BELCHER & GAINES, Attorneys at Law, Greenville, S. C.

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STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

## To All Whom These Presents May Concern:

WHEREAS, Edward H. Hembree,

hereinafter called the mortgagor(s), is (are) well and truly indebted to Builder Marts of America, Inc., hereinafter called the mortgagee(s),

in the full and just sum of Fifty Thousand and No/100----------($50,000.00)

Dollars, in and by a certain promissory note in writing of even date herewith, due and payable six (6) months from date, with the right of anticipation to pay this amount in full at any time without penalty from date at the rate of nine (9) per centum per annum with interest until paid; interest to be computed and paid semi-annually and if unpaid when due to bear interest at same rate as principal until paid, and the mortgagor(s) has (have) further promised and agreed to pay ten per cent of the whole amount due for attorney's fee, if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That the said mortgagor(s) in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to the mortgagor(s) in hand well and truly paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said mortgagee(s) the following described real property:

ALL that piece, parcel or lot of land in the City and County of Greenville, being a portion of the August J. Schwiers farm, on the Western side of Cleveland Street, on the Southern side of E. Faris Road, on the Northern side of Reedy River and on the Eastern side of a branch or creek, containing 14.38 acres, more or less, and having, according to a plat made by Piedmont Engineers & Architects, February 27, 1968, entitled "Survey for E. H. Hembree," the following metes, bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the Western side of Cleveland Street, which iron pin is 40 feet from the center line of such street and at the end of the curvature of the Southwestern intersection of Cleveland Street and E. Faris Road, and running thence with the Western side of Cleveland Street S. 27-27 E. 1,348.00 feet to an iron pin on the Northern bank of Reedy River; thence S. 27-27 E. 25 feet, more or less, to a point in the center of Reedy River; thence down the center line of the River to a point, the traverse line on the top river bank being the following four (4) courses and distances: S. 74-56 W. 83.70 feet to an iron pin; S. 48-04 W. 122.70 feet to an iron pin; S. 2-41 W. 105.60 feet to an iron pin and S. 7-44 E. 110.70 feet to an iron pin 6 feet from the center line of a creek; thence leaving the center of said River and running up the center line of a creek to the Southern side of E. Faris Road, the traverse line of which is the following ten (10) courses and distances: S. 83-19 W. 30 feet to an iron pin at the top river bank and which is 6 feet N. 7-44 W. from the center of such creek; S. 83-19 W. 63.40 feet to an iron pin near a bend in the creek; N. 1-43 W. 54.60 feet to an iron pin; N. 17-15 W. 92.50 feet to an iron pin; N. 32-43 W. 159.00 feet to an iron pin; N. 26-12 W. 246.40 feet to an iron pin; N. 43-18 W. 194.70 feet to an iron pin; N. 44-35 W. 460.40 feet to an iron pin; N. 40-39 W. 275.70 feet to an iron pin; N. 32-40 W. 133.70 feet, the last traverse line ending at an iron pin on the South side of Cleveland Street which is 12 feet S. 64-47 W. from an iron pin on the edge of such creek at its intersection with the Southern side of E. Faris Road; thence with the Southern side of E. Faris Road N. 64-47 E. 418.00 feet to an iron pin; thence still with the Southern side of E. Faris Road N. 62-33 E. 140.00 feet to an iron pin in the

(continued on reverse side hereof)