

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 1161 PAGE 291

JUL-23 3 47 PM '70 MORTGAGE OF REAL ESTATE

OLLIE EARNST WHOM THESE PRESENTS MAY CONCERN:
R. M. C.

WHEREAS, WADE HAMPTON PROPERTIES, INC.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto
FIRST PIEDMONT BANK & TRUST COMPANY,

(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
Thirty-Eight Thousand & No/100-----Dollars (\$ 38,000.00) due and payable
one (1) year from date.

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

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, near Paris, more particularly described as follows, to-wit:

BEGINNING at the northeasterly corner of a parcel of land of Georgia Industrial Realty Company, said corner being located in the southerly boundary of the Southern Railway Company right of way for its main line between Washington, D.C., and Atlanta, Georgia, 100 feet, measured at a right angle, from a point on the center line of the northbound main track of the Southern Railway Company, which is designated as Track No. 1 which is 1600 feet westwardly from Milepost 477, measured along the center line of said track; and running thence, South 09-20 East along the easterly boundary of Georgia Industrial Realty Company, which course is also the center line of an unpaved county road, 490 feet; thence, South 80-40 West 537.58 feet; thence, South 87-30 West 1065.71 feet; thence, North 4-36 West to a point in the said southerly boundary of the Southern Railway Company which is 100 feet from the center line of the said northbound main track, measured radially; thence, eastwardly along the said southerly boundary of the Southern Railway Company right of way, on a curve to the right (radius 1810.08 feet, chord North 86-27 East) concentric with and at all points 100 feet from the center line of the said northbound main track, measured radially, 66.34 feet; thence, North 87-30 East, parallel to and at all points 100 feet from the center line of the said northbound main track, measured at right angles, 1494.98 feet, more or less, to the point or place of beginning; containing 19.62 acres, more or less, and being located substantially as shown delineated in red on print of Drawing No. 5-380, dated January 9, 1970, hereto attached and made a part hereof; said tract of land being a portion of the land conveyed by deed of Richard F. Watson to Georgia Industrial Realty Company dated January 28, 1948, and recorded in the Office of the Register of Mesne Conveyance for Greenville County, South Carolina, in Deed Book N, Page 25;

This conveyance is made subject to any conditions contained in that certain deed from Georgia Industrial Realty Company to G. L. Stratton.

The Mortgagee herein agrees to release the property described upon the payment of Four Thousand & No/100 (\$4,000.00) Dollars per acre as sold by the Mortgagor.

Together with all and singular rights, members, herditaments, 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.

*For Release to this mortgage see R. E. M. Book 1209 page 38.
See Release to this mortgage on R. E. M. Book 1192 Page 412.*