

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 O. C. Davis

(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-five Thousand Eight Hundred Seventy-five and No/100-----** DOLLARS (\$25,875.00--), with interest thereon from date at the rate of **six-----** per centum per annum, said principal and interest to be repaid:

in five annual installments of \$5,175.00 each, commencing on August 19, 1971, and continuing on August 19 of each year thereafter until paid in full, to be applied to principal. Interest to be computed and paid annually in addition to the principal payment.

The mortgagor reserves the right to anticipate payment in full or in part at any time after January 1, 1971, without penalty.

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, containing 11.50 acres, fronting on Interstate 85 in said County, and being shown on plat entitled "Survey for O. C. Davis", prepared July 8, 1970, by Carolina Engineering & Surveying Co., said plat having been recorded in Plat Book 4E at page 165 in the RMC Office for Greenville County, and having the following metes and bounds:

Beginning at an iron pin on the southern side of the right of way of Interstate 85 and running thence S 75-47 E 329.9 feet; thence S 1-15 W 250 feet; thence S 85-20 E 425.2 feet; thence S 39-18 E 319.1 feet; thence S 32-30 W 486 feet; thence N 56-56 W 777.2 feet; thence N 39-20 E 150 feet; thence N 56-56 W 150 feet; thence N 8-07 W 396 feet to an iron pin on the southern side of the right of way of Interstate 85; thence with said right of way N 81-45 E 59.3 feet to the beginning corner.

Being the same property conveyed to the mortgagor by the mortgagee this date, this being a purchase money mortgage.

The mortgagee agrees to release portions of the above described property on the basis of \$3,000.00 per acre.

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