

SEP 3 8 58 AM '70

BOOK 1165 PAGE 375

MORTGAGE OF REAL ESTATE—Office of Love, Thomason, Arnold & Thomason, Attorneys at Law, Greenville, S. C.
OLLIE EARNSWORTH
R.M.C.

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 Grover L. Jones

(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 Seventeen Thousand Two Hundred Twelve and 50/100----- DOLLARS (\$ 17,212.50---),

with interest thereon from date at the rate of six*** per centum per annum, said principal and interest to be repaid:

in three equal annual installments, the first to be made on September 2, 1971, and then on September 2 of each year thereafter until paid in full. Interest to be computed and paid annually in addition to the principal payment.

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, being shown as 10.2 acres on plat entitled "Survey for Threatt-Maxwell Enterprises, Inc." recorded in Plat Book 4E at page 191 in the RMC Office for Greenville County, and having according to said plat the following metes and bounds:

Beginning at an iron pin on the Marchant Road at corner of other property owned by Threatt-Maxwell Enterprises, Inc., and running thence with said line N 78-15 E 476.8 feet; thence N 78-14 E 339.9 feet; thence N 31-31 E 954.73 feet; thence S0-52 E 115 feet; thence S 27-20 W 1279.68 feet; thence S 74-53 W 254 feet; thence N 9-30 W 187.5 feet; thence S78-14 W 133.6 feet; thence S8-19 E 195.9 feet; thence S 74-53 W 407.3 feet; thence N 8-11 W 219.7 feet; thence N 17-00 E 45.4 feet with Marchant Road; thence continuing with Marchant Road N 19-52 E 228.24 feet to the beginning corner.

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

The mortgagee agrees to release portions of the within described property upon payment of the sum equivalent to \$2,250.00 for each acre of land released.

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 in full this 15th day of June 1971.
Grover L. Jones
Witness John G. Chese

SATISFIED AND CANCELLED OF RECORD

22 Jan. 1971
Ollie Earnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:08 O'CLOCK A.M. NO. 31174