

Nov 5 10 23 AM '70

PURCHASE MONEY MORTGAGE

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

OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: John G. Cheros and Donald R. McAlister

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

WHEREAS, the Mortgagor is well and truly indebted unto Lilly Southern

(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

Sixty thousand seventy-five and no/100----- DOLLARS (\$60,075.00),
with interest thereon from date at the rate of -7- per centum per annum, said principal and interest to be repaid:

five years from date

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 Chick Springs Township, just off the northern side of Reid School Road, being shown as a tract containing 80.10 acres according to a survey for Ralph H. Witt, et al, dated October 9, 1970 prepared by Piedmont Engineers & Architects and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail in the center of a paved road at the corner of property now or formerly belonging to W. A. Allen and running thence with said paved road S 73-27 W 235.18 feet to an old iron pin; thence N 75-40 W 724.15 feet to an old iron pin in the line of property known as Enoree Heights Subdivision; thence with said Subdivision, N 15-05 E 316.63 feet to an old iron pin; thence still with said subdivision property N 15-00 E 1529.7 feet to an old iron pin; thence still with said subdivision property N 14-35 E 92.8 feet to an iron pin in the Enoree River; thence with the Enoree River (the center line of said river being the property line) the following courses and distances: S 33-05 E 102.3 feet, N 83-01 E 93.6 feet, N 44-09 E 67.2 feet, N 64-48 E 96.3 feet, N 46-10 E 128.2 feet, N 18-15 E 106.7 feet, N 24-07 E 255.4 feet, N 34-16 E 131.64 feet, N 28-58 E 128.03 feet, N 10-24 E 81.25 feet, N 17-43 W 122.04 feet, N 62-20 W 122.4 feet, N 42-15 W 89.68 feet, N 1-40 E 68.45 feet, N 69-56 E 79.3 feet, N 85-11 E 155.85 feet, S 56-56 E 84.5 feet, S 11-47 E 117.4 feet, S 68-31 E 160.75 feet, S 62-57 E 335.3 feet, S 40-07 E 105.1 feet, S 48-18 E 153.75 feet, S 45-59 E 153.4 feet, S 38-02 E 147 feet, S 47-59 E 235.5 feet, S 22-24 E 127.55 feet, S 10-18 E 79.89 feet, S 18-53 E 112.3 feet, S 24-10 E 44.94 feet to an old iron pin in the line of property now or formerly of W.A. Allen; thence with Allen property S 69-23 W 751.3 feet to an old iron pin; thence still with Allen property S 21-36 W 488.89 feet to an iron pin; thence still with Allen property S 50-36 W 330 feet to iron pin; thence S 15-26 W 295 feet to an iron pin; thence S 55-51 W 79.2 feet to an iron pin; thence S 20-43 W 573.29 feet to beginning point.

The mortgagee agrees to release any of the above described property from the lien of this mortgage upon payment of a sum amounting to \$1000.00 for each acre 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.

It is understood that the total amount due on this mortgage may be prepaid in part or in full without penalty at anytime after January 1, 1971.

For Release see R. E. M. Book 1199 page 03