

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

Nov 25 11 56 AM '70  
OLLIE FARNSWORTH  
R. M. C.

MORTGAGE OF REAL ESTATE

BOOK 1173 PAGE 539

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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-Four Thousand & No/100----- Dollars (\$ 34,000.00 ) due and payable on July 23, 1971.

with interest thereon from date at the rate of 8% per centum per annum, to be paid: with principal.

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 and being more particularly described as follows:

BEGINNING at a point in the southerly right of way boundary of Southern Railway Company for its main tracks running between Atlanta, Georgia and Washington, D. C., which is 100 feet southwardly, measured radially, from a point in the center line of the southbound (No. 2) main track of said Railway Company, which center line point is 1,581.5 feet eastwardly from Milepost 478, measured along said center line; and run thence, along said southerly right of way boundary of Southern Railway Company, along a curve to the right (radius - 1,810.08 feet, chord bearing - North 78-28 East, chord distance 502.33 feet), concentric with and at all points 100 feet, measured radially, from the center line of said southbound main track, 503.96 feet; thence, along the common boundary, now or formerly, of Grantor and G. L. Stratton, along the following courses: South 04-36 East, 549.64 feet; North 87-30 East, 1,065.71 feet; and North 80-40 East, 537.58 feet to a point in the center line of a county road; thence, leaving said common boundary, along the center line of said road, South 09-20 East, 172.28 feet; thence, leaving said road center line, North 86-02 West, 77.0 feet; thence, South 09-20 East, 60.0 feet to the center line of Morrow Bone Creek; thence, generally westwardly, along the center line of Morrow Bone Creek, 2,300 feet, more or less, to the easterly boundary of a county road; thence, along the easterly boundary of said road on the following courses: North 42-16 East, 133.83 feet; North 38-05 East, 109.93 feet; North 15-10 East, 106.59 feet; North 06-03 West, 98.02 feet; and North 08-51 West, 224.22 feet, more or less, to the point or place of beginning; containing 17.26 acres, more or less, being located substantially as shown delineated in red on print of Drawing Number 5-433, dated August 6, 1970, hereto attached and made a part hereof and being a portion of that property acquired from Richard F. Watson by Georgia Industrial Realty Company by deed dated January 28, 1948, recorded among the land records of Greenville County in Book N, at Page 25.

The attachment above referred is on the deed from Georgia Industrial Realty Company to the grantor herein.

SUBJECT, nevertheless, to an easement for sewer purposes as shown on said attached print and to such other easements and servitudes as may appear of record or be apparent from an examination of said property.

Together with all and singular rights, members, hereditaments, 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 This Mortgages Run To M. Burke 1209 64442 38*