

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

FILED
GREENVILLE CO. S. C.

DEC 8 2 24 PM '70

STATE OF SOUTH CAROLINA } LIE FARNSWORTH MORTGAGE
COUNTY OF GREENVILLE } R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: Poinsettia Enterprises, Inc.

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

WHEREAS, the Mortgagor is well and truly indebted unto Ewald C. Thoennes

(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

Fifty Thousand and no/100----- DOLLARS (\$50,000.00),

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

\$20,000.00 on or before November 30, 1971 with another payment of \$20,000.00 due on or before November 30, 1972 and the final installment of \$10,000.00 on or before November 30, 1973, with interest to be computed and paid every six months.

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, situate, lying and

being on the Southwestern side of Poinsett Highway (now or formerly known as New Buncombe Road) near the City of Greenville, being known and designated as Lot 43 as shown on plat entitled "Mountain View Acres" prepared by Dalton & Neves, dated April, 1937, and recorded in the RMC Office for Greenville County, S. C. in Plat Book I at pages 69 and 70, and having according to a more recent plat entitled "Hillendale Apartments- Sections 1 and 2", prepared by Jones Engineering Services, dated June 9, 1969, the following metes and bounds:

BEGINNING at a concrete monument on the Southwestern side of Poinsett Highway (now or formerly known as New Buncombe Road) and the joint corner of Lots 42 and 43, and running thence with the line of Lot 42, S. 64-55 W. 1486 feet to an iron pin in or near the center of a branch; thence with the center of the branch as a line, having a traverse line of N. 12-40 W. 148.8 feet to an iron pin at the joint rear corner of Lots 43 and 44; thence with the line of Lot 44, N. 64-55 E. 1418 feet to a concrete monument on the Southwestern side of Poinsett Highway (now or formerly known as New Buncombe Road); thence with the Southwestern side of Poinsett Highway (now or formerly known as New Buncombe Road), S. 39-11 E. 150 feet to the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of Ewald C. Thoennes dated April 16, 1968 and recorded in the RMC Office for Greenville County, S. C. in Deed Book 846 at page 519.

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.

(Over)