

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.  
DEC 31 4 08 PM '70  
OLLIE FARNSWORTH  
R. M. C.

BOOK 1177 PAGE 101

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Freeman Mechanical, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Lloyd D. Auten

(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-Six Thousand and No/100-----

-----Dollars (\$ 56,000.00 ) due and payable  
Seven Thousand (\$ 7,000.00) Dollars on July 1, 1971 and Seven Thousand (\$7,000.00) Dollars  
on the first day of each six month period thereafter until paid in full, with privilege of anticipat-  
ing payment of any part or all of said debt at any time after January 1, 1972,

with interest thereon from date at the rate of eight (8%) per centum per annum, to be paid semi-annually

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 known and designated as the Property of Janie Stribling King according to a plat thereof prepared by Carolina Engineering and Surveying dated July 24, 1967, containing 29.82 acres, more or less, recorded in the R. M. C. Office for Greenville County in Plat Book PPP at Page 139, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the northern side of Woodruff Road at the joint front corner of property now or formerly of William B. Nash and Rebecca L. Nash and running thence with the line of Nash property, N. 5-12 E. 781.3 feet to an iron pin; thence N. 61-24 E. 1202.3 feet to an iron pin at the joint property line with Mary E. Griffith; thence with the Griffith line, S. 16-50 E. 668.2 feet to an iron pin; thence S. 57-53 W. 221.2 feet to an iron pin; thence with the line of Green property, S. 17-55 E. 713.9 feet to an iron pin on Woodruff Road; thence with the said Woodruff Road, the following courses and distances, to-wit: N. 82-10 W. 696.5 feet to an iron pin; N. 87-31 W. 368.1 feet to an iron pin; thence S. 84-58 W. 297.7 feet to the point of beginning;

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.