

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

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GREENVILLE CO. S. C.  
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OLLIE FARNSWORTH  
R. M. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

## MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: RALPH BAILEY, JR., ELIZABETH I. FREEMAN, B. O. THOMASON, JR., (hereinafter referred to as Mortgagor) SEND(S) GREETING: AND JOSEPH F. OUTTEN

WHEREAS, the Mortgagor is well and truly indebted unto SOUTHERN 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 -----

Sixty-seven Thousand Two Hundred Fifty and no/100-- DOLLARS (\$67,250.00--),

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

on or before January 15, 1972, with interest from date to be computed and paid quarterly, beginning April 15, 1971.

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 Fairview Township, containing 95.28 Acres, more or less, according to survey and plat by Lewis C. Godsey, L.S., dated November 30, 1965, as follows:

Beginning at an iron pin on the southwest side of U. S. Highway 276, corner of property of J. R. Martin and running thence with his line as follows: thence S 61-15 W 165 feet to a stone; thence S 59-02 W 1420.2 feet to an iron pin in line of property of W. D. Richardson; thence with his line N 46-23 W 1246.2 feet to an iron pin; thence S 76-28 W 651.2 feet to an iron pin on the eastern side of rights of way of Fairview Road (iron pin being located on the rights of way of said road); thence with the right of way of said Road, N 5-32 E 791.5 feet to a stake; thence with said right of way N 6-57 E 739.5 feet to a stump in branch; thence up said branch as follows: S 63-09 E 212.5 feet; thence N 83-53 E 87 feet; thence N 45-15 E 97.6 feet to a stake; thence leaving said branch and running N 87-08 E 837.4 feet to an iron pin; thence N 8-22 W 524.6 feet to an iron pin on edge of rights of way of U. S. Highway 276; thence with the right of way of said Highway S 40-12 E 2550.5 feet to the beginning corner.

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.