

FILED
GREENVILLE, CO. S. C.

BOOK 1185 PAGE 185

MORTGAGE OF REAL ESTATE—Office of Law, ^{MAR 31 3 29 PM '71} Thomson, 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:

INVESTMENT PROPERTIES, INC. (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto C. OTTO WHITE, INDIVIDUALLY,

(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 -----

Three Hundred Thousand and no/100----- DOLLARS (\$300,000.00--);

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

On or before two years from date. The Mortgagee reserves the right after one year from date to increase the interest rate to a rate not exceeding 3½% more than the then prevailing prime interest rate.

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 shown as Lots 4, 5 and 6 on plat entitled "Property of Lula B. Green" recorded in Plat Book B at page 112 in the RMC Office for Greenville County, and having according to said plat the following metes and bounds:

Beginning at an iron pin on the northwestern side of Super Highway (U. S. Hwy. 29) at the joint front corner of Lots 7 and running thence with line of Lot 7 N 47-00 W 435.6 feet to an iron pin on the eastern side of a 30-foot road; thence with the right of way of said road, N 6-10 E 157.2 feet and N 43-00 E 375 feet to an iron pin at rear corner of Lot 4; thence with line of Lot 4, S 47-00 E 529.8 feet to an iron pin on the northwestern side of Super Highway (U. S. 29); thence with the northwestern side of Super Highway (U.S. 29) S 43-00 W 500 feet to the point of beginning.

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.

Vertical handwritten notes on the right margin, including the number 1177 and other illegible text.