

FILED GREENVILLE CO. S. C.

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

APR 19 3:57 PM '71

STATE OF SOUTH CAROLINA } OLLIE FARNSWORTH R.H.C. } MORTGAGE COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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

WHEREAS, the 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-five thousand and No/100-----DOLLARS (\$35,000.00), with interest thereon from date at the rate of 8% per centum per annum, said principal and interest to be repaid:

Twelve (12) months interest in advance date of closing, with the principal being due and payable one year from the date of closing.

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 his right, title, and interest, the same being an undivided one-half interest, in and to 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, Paris Mountain Township, as shown on a plat of property of R. T. Brassell surveyed by C.C. Jones, Civil Engineer, and recorded in Plat Book BB at Page 192 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin in an old road on the northern side of said tract and running thence S.73-31 E. 992.8 feet to an old iron pin; thence in southeasterly direction 283 feet to an iron pin; thence S. 70-28 E. 62 feet to a concrete monument in common property line with Greenville water works; thence S. 2-40 W. 781.1 feet to another concrete monument; thence S. 78-30 W. 832.7 feet to a concrete monument; thence S. 7-43 E. 1594.7 feet to a concrete monument; thence S. 75-12 W. 1311.5 feet to a concrete monument; thence N. 52-32 W. 246.2 feet to an iron pin in a spring; thence up the meanders of a branch in a northerly direction, with the branch as a property line 859.9 feet to an iron pin; thence N. 81-49 W. 1475 feet to an iron pin and stone in property line of formerly owned by Young; thence N. 11-01 W. 1114 feet to an iron pin; thence in a northeasterly direction up the meanders of Hillhouse Creek, using the center line of the creek as a property line 1976 feet; thence in a southerly direction along a creek bed 400 feet to a sweet gum tree; thence S. 61-27 W. 319.5 feet to an iron pin; thence N. 78-38 W. 748 feet to a stone; thence N. 4-49 W. 1177 feet to a stone; thence N. 61-48 W. 80.3 feet; thence N. 63-07 W. 1124.1 feet to a stone; thence N. 74-54 W. 248.2 feet; thence N. 81-30 W. 206.3 feet to an iron pin;

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.

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