

MORTGAGE OF REAL ESTATE—Offices 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
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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Ora O. Martin,

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

WHEREAS, the Mortgagor is well and truly indebted unto B. F. Martin, individually and as general guardian for B. F. Martin, Jr. and Rohama Jean Martin, (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

Sixteen thousand five hundred and no/100-----DOLLARS (\$ 16,500.00), with interest thereon from date at the rate of 6 per centum per annum, said principal and interest to be repaid: In five equal annual installments of \$3,300.00 each, beginning on August 6, 1972 with a like installment due on August 6 of each year thereafter until paid in full, with the right to anticipate all or any part at any time without penalty with interest at the rate of 6 per cent per annum, to be computed and paid 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, containing 67.8 acres, more or less, according to a plat of H. C. Madden property prepared by C. M. Furman, Jr. on December 16, 1924, recorded in the RMC Office for Greenville County in Plat Book GGG at Page 166, and having the courses and distances shown on said plat as follows:

BEGINNING At a point in the middle of the Old Pelzer Road at the north-west corner of said tract, and running thence along said road, N. 47-45 E. 216 feet; thence N. 54-30 E. 430 feet; thence N. 56-30 E. 273 feet; thence N. 65-00 E. 233 feet; thence S. 78-00 E. 1,236 feet; thence S. 25-00 E. 528 feet; thence S. 45-50 W. 2,150 feet; thence N. 26-00 W. 1,785 feet to the point of beginning, less, however, a certain lot containing one (1) acre, more or less, conveyed to B. F. Martin and Lanta C. Martin by a deed recorded in the RMC Office for Greenville County in Deed Book 718 at Page 126.

ALSO, ALL That certain piece, parcel or lot of land situate, lying and being in Oaklawn Township, Greenville County, state of South Carolina, containing one (1) acre, more or less, and having the following courses and distances:

BEGINNING At an iron pin on the Old Pelzer Road, said pin being 200 feet northwest of the Washington Baptist Church property, and running thence S. 30-45 W. 363.9 feet to an iron pin; thence S. 62-30 E. 105 feet to an iron pin; thence N. 45-50 E. 269 feet to an iron pin; thence along the Old Pelzer Road, N. 29-55 W. 200 feet to the point of beginning, less, however, any portion thereof dedicated for burial purposes to the Madden family.

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.