

FOR SATISFACTION TO THIS MORTGAGE
SATISFACTION BOOK 4 PAGE 363

SATISFIED AND CANCELLED OF RECORD
21 DAY OF Dec 71
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY
AT 11:59 O'CLOCK A.M. 17076

BOOK 1210 PAGE 214

MORTGAGE OF REAL ESTATE—Offices of Price & Poag, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

FILED
GREENVILLE CO. S. C.

OCT 18 9 43 AM '71

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BRECKINRIDGE ASSOCIATES, LIMITED (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto C. P. HOLCOMBE

(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

NINETY-THREE THOUSAND THREE HUNDRED THIRTY-SEVEN AND 31/100 DOLLARS (\$ 93,337.31)
due and payable \$23,334.32, plus interest, one year from date and the amount of \$23,334.
33, plus interest, each, two years from date, three years from date and four years
from date,

and one-half (7½%)
with interest thereon from date at the rate of seven/ per centum per annum, to be 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, on Pelham Road in the City of Greenville, containing 11.951 acres as shown on Survey for Breckinridge Associates, Limited, dated September 21, 1971 prepared by Carolina Surveying Co., recorded in the Office of the R.M.C. for Greenville County, State of South Carolina, in Plat Book 4J, at Page 83 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the edge of the right-of-way at Pelham Road at the joint front corner of property herein described and property of Duke Power Co. and running thence along the edge of right-of-way of Pelham Road S. 74-42 E. 100 feet to an iron pin; thence continuing along the edge of the right-of-way of Pelham Road S. 70-09 E. 100 feet to an iron pin; thence continuing along the right-of-way of Pelham Road S. 60-10 E. 230.0 feet to an iron pin at joint front corner of property herein described and property of Redman Development Corporation; thence turning and running along common line with Redman Development Corporation S. 37-41 W. 1134.8 feet to an iron pin; thence turning and running N. 76-49 W. 77.5 feet to an iron pin; thence continuing N. 76-43 W. 230.2 feet to an iron pin; thence turning and running S. 84-28 W. 230.3 feet to an iron pin; thence turning and running along common line with Pelham Woodmere Ltd. Partnership and Duke Power Co. N. 39-05 E. 1320.6 feet to an iron pin, the point of beginning.

The foregoing property is conveyed subject to any and all easements and/or rights-of-way of record in Greenville County, State of South Carolina.

The above described property is the same conveyed to the Mortgagor by the deed of the Mortgagee to be recorded herewith.

(CONTINUED AT BOTTOM OF PAGE 3).

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.

For Substantive Matter See R. E. M. Book 1210 Page 228