STATE OF SOUTH CAROLINA

COUNTY OF Greenville

BOOK 1213 PAGE 567

GREENVILLE CO. S. OMORTGAGE OF REAL ESTATE

NOV 17 4 20 PALE WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH R. M. C.

WHEREAS,

Joe T. Drake and Louise H. Drake

(hereinafter referred to as Mortgagor) is well and truly indebted un to Carroll A. Sloan

(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 Nine Thousand Six Hundred Twenty-Five and No/100--

on or before June 1, 1972. The mortgager to have the privilege of prepaying all or any part of said mortgage at anytime after January 1, 1972, for the purpose of having a portion or all of the property released to construct a home thereon.

with interest thereon from date at the rate of 7% per centum per annum, to be paid: at maturity

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 known and designated as a tract containing 22.03 acres as shown on a plat of the Poroperty of Carroll A. Sloan dated October 13, 1971, prepared by C. O. Riddle, RLS, and having, according to said plat, the following metes and bounds, to wit: BEGINNING at an iron pin in the right-of-way of S. C. Highway #50, running thence down said right-of-way, S. 29-50 W. 343.2 feet to an iron pin; thence continuing down said right-of-way, S. 24-50 W. 247.5 feet to an iron pin at the corner of an 8.92-acre tract; running thence down the joint line of said tracts, N. 68-35 W. 766.1 feet to a stone at the corner of Tract 4; running thence down the joint line of said tracts, N. 14-35 W. 906.8 feet to a stone; running thence N. 70-30 E. 548.5 feet to a stone at the corner of Tract 6; running thence down the joint line of said tracts, S. 40-50 E. 1081.7 feet to the point of beginning.

EXCLUDED HEREFROM IS THE FOLLOWING DESCRIBED PROPERTY:

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, as shown on a plat entitled "Property of Carroll A. Sloan" dated October 13, 1971, prepared by C. O. Riddle, and having, according to said plat, the following metes and bounds, to wit: BEGINNING at an iron pin within the right-of-way of S. C. Road #50, running thence down S. C. Road #50, S. 29-50 W. 343.2 feet to an iron pin; running thence N. 66-40 W. 345.7 feet to an iron pin; running thence N. 35-20 E. 469.7 feet to an iron pin in the line of Tract 6; running thence down the line of Tract 6, S. 40-50 E. 316.7 feet to the point of beginning.

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Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, and including all heating, plumbing, and lighting 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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fec simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.