

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

FILED GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED  
DATE 03/08/01 BY SP-10/BJD/MLC

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOILING SPRINGS REALTY COMPANY  
(A Partnership)

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

WHEREAS, the Mortgagor is well and truly indebted unto Joseph I. Converse and Marian C. Converse

(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 -----

One Hundred Fifty Thousand and no/100----- DOLLARS (\$ 150,000.00 ),

with interest thereon from ~~date~~ January 13, 1973, at the rate of Seven-- per centum per annum, said principal and interest to be repaid:

in five annual installments of \$20,000.00 each, to be paid on January 13, 1973, January 13, 1974, January 13, 1975, January 13, 1976, and January 13, 1977, and a final installment of \$50,000.00 to be paid on January 13, 1978, all to be applied to principal. Interest to be computed and paid semi-annually after January 13, 1973, on the unpaid balance.

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, Butler Township, being situate on both sides of Old Boiling Springs Road, more particularly shown on plat of Property of Boiling Springs Realty Company, a Partnership, dated January 13, 1972, prepared by enwright associates, and having according to said plat the following meters and bounds, to-wit: BEGINNING at an iron pin in the center of Old Boiling Springs Road at the joint corner of Property of Ariail E. Smith et al and Carl McCoy and the grantors herein and running thence along Smith, N 22-02 E 679 feet to an ipo; thence S 62-46 E 355.5 feet to an ipo; thence turning and running N 74-01 E 1211.8 feet to an ipo; thence N 0-40 E 514.8 feet to an ipo; thence N 73-54 W 412 feet to an ipo; thence turning and running N 16-31 E 568.9 feet to an ipo, joint corner of Pressley and Mechter; thence N 57-51 W 52 feet to an ipo; thence with line of Property of Wm. and Doris J. Culbertson, N 80-56 W 621 feet; thence continuing with line of property of Culbertson and Grace Elizabeth Moore, N 81-14 W 2156.2 feet to an iron pin; thence along line of T. C. Cleveland property, S 0-14 E 922 feet to an iron pin; thence S 32-14 E 1356.25 feet to a point in the center of Old Boiling Springs Road; thence continuing across said Road, S 32-15 E 265.15 feet to an ipo; thence turning and running S 60-25 E 463 feet to an iron pin on southwestern side of right of way of Old Boiling Springs Road; thence S 57-22 E 84.9 feet to point in center of said Road, thence continuing with center of said road, S 43-34 E 116.9 feet to the point of beginning. LESS, HOWEVER, that 2.98 acre tract this day conveyed to R. Patrick Jenkins and Henrietta B. Jenkins by deed to be recorded herewith. The property covered by this mortgage contains 102.11 acres, more or less.

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.

The above described property is the same property conveyed to the mortgagor by the mortgagee by deed to be recorded herewith, this being a purchase money mortgage.

SATISFIED AND CANCELLED OF RECORD  
7th DAY OF June 1974  
- Bonnie S. Tankersley  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 3:15 O'CLOCK P. M. NO. 36297

FOR SATISFACTION TO THIS MORTGAGE SEE  
SATISFACTION BOOK 67 PAGE 146

See Release 44-03 (over) see R E M Book 1387 Pg. 641