

BOOK 1224 PAGE 121

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

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STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH  
R.M.C. MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Threatt-Maxwell Enterprises, Inc.

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

WHEREAS, the Mortgagor is well and truly indebted unto The Peoples National Bank

(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

-----Seventy-five thousand and no/100-----DOLLARS (\$ 75,000.00 ),  
with interest thereon from date at the rate of -7- per centum per annum, said principal and interest to be repaid:

nine months from date with interest to be computed and paid quarterly.

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 shown and designated as Tract No. 5 containing 20.37 acres according to plat of Inglesby Property, Lowndes Hill Section, November, 1962, and recorded in the RMC Office for Greenville County in Plat Book BBB at page 59. According to said plat, the property is more fully described as follows:

BEGINNING at an iron pin on the southwestern corner of said tract on Highway I-385 at the joint corner of property now or formerly owned by Margaret P. Lungo and running thence along the joint line of said property, N 28-10 W 954.3 feet to a point in the center of Woods Crossing Road; thence with the center of said road as the line the following courses and distances: N 59-06 E 300 feet; N 76-30 E 200 feet; S 76-30 E 200 feet; S 85-18 E 100 feet; S 68-10 E 300 feet; S 83-30 E 117.8 feet to a point in the center of intersection of Woods Crossing Road and Pelham Road; thence with center of Pelham Road as line S 53-20 E 200 feet to a point; thence leaving said road, S 3-40 W 889.6 feet to an iron pin ; thence N 88-10 W 325.1 feet to an iron pin on I-385 right of way; thence with said highway right of way, N 73-50 W 178.2 feet; thence continuing N 75-10 W 114.5 feet to an iron pin, the point of beginning.

The above described property is the same as conveyed to the mortgagor by deed to be recorded on even date.

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 profit, 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 part of the real estate.