

MORTGAGE OF REAL ESTATE GREENVILLE CO. S. C. FILED  
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STATE OF SOUTH CAROLINA MAY 16 2 43 PM '72 MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE OLLIE FARNSWORTH TO ALL WHOM THESE PRESENTS MAY CONCERN:  
 R. M. C.

WHEREAS, Philip T. Bradley, Trustee for Philip T. Bradley, James P. Coleman,  
 and Hugh Z. Graham, Jr. Rilla Elizabeth Allison  
 (hereinafter referred to as Mortgagor) is well and truly indebted unto

(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 Eleven Thousand Seven Hundred Ninety-Seven and 50/100-----  
 -----Dollars (\$ 11,797.50 ) due and payable

\$150.00 per month, with the first payment to commence the 15th day of May, 1972, and  
 remaining payments due on the 15th day of each month thereafter. Borrowers shall have  
 the privilege to anticipate payment in part or in full at any time without penalty.

with interest thereon from date at the rate of 6% per centum per annum, to be paid: monthly

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, and being shown and designated on a Plat of Property of  
 Jim Coleman & Philip Bradley, dated February, 1972, and made by C. O. Riddle, and recorded  
 in the R. M. C. Office for Greenville County, in Plat Book 4M, at Page 169, and  
 having, according to said Plat, the following metes and bounds, to-wit:

Beginning at a point in the center of Corn Road, which point is located 605.2 feet from  
 Butler Drive, and thence running along the property now or formerly belonging to  
 East Butler Estate Subdivision, S. 33-28 W. 718.3 feet to a point; thence running  
 N. 69 W. 72.8 feet to a point; thence running S. 21-49 W. 396 feet to a point; thence  
 running N. 67-41 W. 659 feet to the center of Gilder Creek; thence following the  
 creek which is the line N. 21-41 E. 304.1 feet to a point; thence continuing with said  
 Creek N. 10-41 E. 308.2 feet to a point; thence continuing with said Creek N. 27-40 E.  
 71.4 feet to a point; thence continuing with said Creek N. 9-48 E. 173.3 feet to a point  
 in the center of Corn Road at bridge; thence running along in Corn Road S. 86-13 E.  
 399.6 feet to a point; thence continuing along in said Road S. 81-23 E. 425 feet to a  
 point in said Road; thence continuing in said Road S. 77-16 E. 174.8 feet to the point  
 of beginning. The within described tract described 17.64 acres, including the roadway,  
 and this deed is intended to convey 17.07 acres, which excludes roadways.

It is understood by and between the parties hereto that the mortgagee will release  
 from the lien of this mortgage any portion of the mortgaged premises by payment to the  
 mortgagee by the mortgagor a sum equivalent of \$1,000.00 per acre, or any fractional  
 part thereof to be prorated on the basis of \$1,000.00 an acre.

Regardless of any payments in addition to the \$150.00 a month, the \$150.00 a month shall  
 remain constant throughout the life of this mortgage.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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 fee 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 Mortgagee forever, from and  
 against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.