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GREENVILLE CO. S. C.

BOOK 1228 PAGE 497

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

APR 10 3 33 PM '72

OLLIE FARNSWORTH  
R. M. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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 R. C. Jones,

(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

Eighteen thousand two hundred seven and no/100---DOLLARS (\$18,207.00 ),  
with interest thereon from date at the rate of 6 per centum per annum, said principal and interest to be repaid: On January 5, 1973 with interest from date at the rate of 6 per cent per annum, to be computed and paid with principal.

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 a tract containing 8.21 acres according to plat entitled "Survey for Threatt-Maxwell Enterprises, Inc." made February 15, 1972 by Piedmont Engineers & Architects, and recorded in the RMC Office for Greenville County in Plat Book 40 at Page 12. According to said plat, the property is more fully described as follows:

BEGINNING At a point in the center of Hudson Road, which point is 747.9 feet in a northerly direction from Julian Road at the corner of property conveyed herewith and other property owned by Grantor and running thence along joint line of said property, N. 61-27 W. 598.3 feet to an iron pin in the line of Lot No. 364, Del Norte Estates, Section III; thence along the joint line of lots in Del Norte Estates, Section III, N. 27-20 E. 309.0 feet to an iron pin; thence continuing with said line, N. 1-00 W. 114.9 feet; thence continuing N. 0-16 E. 169.1 feet to an iron pin at corner of property owned by Wilford O. and Marguerite Stone; thence with Stone line, S. 83-27 E. 227.5 feet to an iron pin at corner of property owned by Jackie L. and Betty J. Grubbs; thence with Grubbs line, S. 20-54 E. 101.35 feet to an iron pin; thence continuing with Grubbs line, S. 20-55 E. 148.8 feet to an iron pin; thence continuing with said line, S. 82-25 E. 358.3 feet to a point in the center of Hudson Road; thence with the center of Hudson Road as the line the following courses and distances: S. 14-13 W. 113.8 feet; S. 22-55 W. 100 feet; S. 30-07 W. 100.0 feet; S. 37-50 W. 100.0 feet; S. 34-43 W. 100.0 feet; S. 29-22 W. 100.0 feet to the point of beginning.

(Cont'd on back)

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.