

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

BOOK 1229 PAGE 253

GREENVILLE, S. C.
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OLLIE FARNSWORTH
R. M. C. MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: B-T-M Corporation

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

WHEREAS, the Mortgagor is well and truly indebted unto W. E. Caldwell, Individually and W. E. Caldwell, Trustee for James A. Boling (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

--Forty-seven thousand two hundred fifty and no/DOLLARS (\$ 47,250.00), with interest thereon from date at the rate of -6- per centum per annum, said principal and interest to be repaid:

in three equal annual installments beginning on April 10, 1973 with a like installment due on April 10 of each subsequent year thereafter until paid in full.

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, located in the vicinity of the Reid School Road and the waters of Mountain Creek containing 21 acres, more or less, as shown on plat thereof made by J. Q. Bruce, Surveyor, dated June 7, 1956, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail in the center of the Reid School Road being the joint corner with other property now or heretofore owned by Belle Martin Sammons and running thence along the center of said road, S 37-31 E 28 feet to a nail; thence continuing with the center of said road as the line, S 22-38 E 283.9 feet to a nail; thence S 4-22 E 583.3 feet to a nail in a road, joint corner of property now or heretofore owned by Partridge; thence along Partridge line, S 85-30 W 510 feet to an iron pin; thence S 9-47 E 459.6 feet to an iron pin; thence N 62-37 W 60 feet to an iron pin; thence S 64-08 W crossing Mountain Creek 551.3 feet to an iron pin; thence along the property now or heretofore owned by Edwards, N 36-48 W 767.3 feet to an iron pin; thence N 59-23 W 344.5 feet to an iron pin; thence along the line of the property now or heretofore owned by Belle Martin Sammons, N 86-00 E 1246.7 feet to an iron pin; thence continuing along said property line, N 25-08 E 762.4 feet to a nail in the Reid School Road, said nail being the beginning point. Less tracts conveyed to Greenville County shown on plat as Eastwood Drive and Old Mill Road recorded in Deed Books 922 at Page 115 and 922 at Page 116 respectively. This is the same property conveyed to the mortgagor by deed of W. E. Caldwell, Individually and W. E. Caldwell, Trustee for James A. Bowling to be recorded herewith. (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.