

MORTGAGE OF REAL ESTATE—Office of Wicks, Burgess, & Associates, P.A., Greenville, S.C.

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1229-584

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OLLIE FARNSWORTH R.M.C. PURCHASE MONEY MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: **J. WESLEY DAVIS, CHURCHILL A. CARTER, RALPH S. CRAWLEY and J. B. STEPHENS**

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

WHEREAS, the Mortgagor is well and truly indebted unto **MABEL C. FOLK** (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 HUNDREDEIGHT THOUSAND SEVEN HUNDRED AND FIVE AND 80/100-----DOLLARS (\$ 108,705.80**) with interest thereon from date at the rate of **7** per centum per annum, said principal and interest to be repaid as follows: **Ten (10) equal annual installments of principal, together with interest to be computed and paid annually.**

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon: **All that certain piece, parcel or tract of land in the State and County aforesaid on the Easterly edge of Miller Road, containing 35.4 acres, more or less, as shown on survey for Carter & Crawley, Inc., dated March 30, 1972, and recorded in the Office of the R.M.C. for Greenville County in Plat Book 4-Q at Page 30 and having recorded on said plat the following metes and bounds;**

BEGINNING at an iron pin on the Easterly edge of the right-of-way of Miller Road, joint front corner of the property described herein and property, now or formerly, of Patterson Warehouse Textile Co., Inc. and running thence S. 89-27 E. 700.0 feet to an iron pin; thence N. 8-17 W. 350 feet to an iron pin; thence N. 84-45 E. 1504.5 feet to an iron pin; thence S. 6-13 W. 1148.53 feet to an iron pin; thence S. 82-23 W. 369.4 feet to an iron pin; thence N. 61-23 W. 136.5 feet to an iron pin; thence N. 47-01 W. 237.4 feet to an iron pin; thence N. 83-30 W. 252.0 feet to an iron pin; thence N. 73-35 W. 203.8 feet to an 18-inch Hickory; thence S. 71-50 W. 475.05 feet to an iron pin; thence N. 38-38 W. 225.2 feet to an iron pin; thence N. 1-04 E. 319.5 feet to an iron pin; thence N. 89-27 W. 325.6 feet to an iron pin on the Easterly edge of the right-of-way of Miller Road; thence along the Easterly edge of the right-of-way of Miller Road N. 7-10 W. 50.0 feet to an iron pin, the beginning point.

Mortgagor may obtain release by Mortgagee of the property described above as follows:

(a) Metal roof frame building and seven acre tract upon which it is located may be released upon payment of \$10,000.00 which shall be applied against the above sum.

(b) Additional acreage may be released from time to time upon payment of \$4,250.00 per acre which sums shall be applied against the above sum subject to the limitations and conditions set forth in the contract for purchase of real estate by and between Mabel C. Folk and J. Wesley Davis, dated April 12, 1972.

Together with all and singular the rights, members, benefits, and appurtenances in 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 herein that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.