

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S.C.

BOOK 1236 PAGE 151

MORTGAGE OF REAL ESTATE

JUN 5 11 11 AM '76  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH  
R.M.C.

WHEREAS, INVESTMENT PROPERTIES, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto

HAROLD E. JOHNSON, HENRY R. McCAULEY, JR. and WILLIAM H. McCAULEY, II

(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

THIRTY-FIVE THOUSAND AND NO/100----- Dollars (\$35,000.00 ) due and payable

In monthly payments of \$315.00 per month, interest included; first payment due and payable on the 10th day of July/1972 and a like amount to be due and payable on the 10th day of each and every month thereafter until paid in full and satisfied.

with interest thereon from date at the rate of 9% 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

All that certain piece, parcel or lot of land with all improvements thereon in the County of Greenville, State of South Carolina, on the Northwestern side of Woodland Drive, being known and designated as Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 as shown on a plat entitled "Property of James Roy and Ruby H. Kimbell," prepared by C. O. Riddle, Surveyor, in August, 1965, and recorded in the RMC Office for Greenville County in Plat Book LLL at Page 17, having according to said plat, the following metes and bounds, to-wit:

Lots 2 - 8: - Beginning at an iron pin on the Southern side of Kimbell Court, joint front corner of Lots 1 & 2 and running thence along the joint line of said lots, S. 18-37 W. 138.1 feet to an iron pin in a line of property now or formerly of Mytrice R. Cass; thence along the line of that property, N. 71-17 W. 798 feet to an iron pin in a branch; thence up the meander of said branch as the line, a traverse line being N. 44-08 E. 138.4 feet to a point on the southern side of Kimbell Court; thence along the Southern side of Kimbell Court, S. 71-17 E. 52 feet to a point; thence following the turnaround of Kimbell Court, the chord being S. 41-17 E. 50 feet and N. 76-34 E. 46.9 feet to an iron pin at the joint front corner of Lots 7 & 8; thence along the Southern side of Kimbell Court, S. 71-17 E. 400 feet to an iron pin at the joint front corner of Lots 3 & 4; thence continuing along the Southern side of Kimbell Court, S. 73-11 E. 100.05 feet; to an iron pin at the joint corner of Lots 2 & 3; thence continuing along the Southern side of Kimbell Court S. 76-54 E. 100.15 feet to the beginning corner.

Lots 9 - 15: - Beginning at an iron pin on the Northern side of Kimbell Court, joint front corners of Lots 15 & 16 and running thence along the Northern side of Kimbell Court N. 77-47 W. 100.4 feet to an iron pin at the joint front corner of Lots 14 & 15; thence continuing along the Northern side of Kimbell Court, N. 74-50 W. 100.1 feet to an iron pin, joint front corner of Lots 13 & 14; thence continuing along the Northern side of Kimbell Court, N. 72-04 W. 40.2 feet to an iron pin; thence continuing along the Northern side of Kimbell Court N. 71-17 W. 396.3 feet to a point in the front line of Lot 9 on the turnaround of Kimbell Court; thence following the turnaround of Kimbell Court the chords being N. 41-17 W. 50 feet and S. 78-43 W. 50 feet to an iron pin; thence continuing along the Northern side of Kimbell Court, N. 71-17 W. 23 feet to a point in a branch; thence up the meander of said branch, a traverse line being N. 12-30 E. 125.7 feet to an iron pin at the corner of property now or formerly of Luke L. Caudell; thence along the line of that property S. 71-17 E. 759.7 feet to an iron pin at the rear corner of Lots 15 & 16; thence along the joint line of said lots, S. 18-58 W. 106.8 feet to the beginning corner; the above described property is the same conveyed to us by James Roy Kimbell and Ruby H. Kimbell by deed dated October 30, 1967, and recorded in the RMC Office of Greenville County, in Deed Volume 832 at Page 137.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.