

MORTGAGE OF REAL ESTATE—Office of Wyche, Burgess, Freeman & Parham, P.A. Greenville, S. C.

FILED GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE SEP 6 5 09 PM '72 MORTGAGE

ELIZABETH RIDDLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Frank B. Halter and Walter S. Griffin,

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

WHEREAS, the Mortgagor is well and truly indebted unto Annie V. Phillips (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-eight Thousand Seven Hundred Twenty-two and 26/100-----DOLLARS (\$ 38,722.26) with interest thereon from date at the rate of 6 per centum per annum, said principal and interest to be repaid as follows: Interest at 6% shall be payable six (6) months in advance, semi-annually. Principal payments shall be \$1,936.12 annually until paid in full.

Purchasers reserve the right to pay all or any part of the balance of the principal at any time after January 10, 1973, with no penalty.

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: An undivided one-half (1/2) interest of, in and to:

All that certain piece, parcel or tract of land in Butler Township, Greenville County, South Carolina on the south side of Interstate Highway 85, and on the east side of Crisp Creek Road containing 29.11 acres, more or less, and having the following metes and bounds, courses and distances, according to a plat of property of R. Wendell Phillips, et. al., dated Jan. 29, 1972, by Wright & Associates and revised August 10, 1972 by Tri-State Surveyors, recorded in the Public Records of Greenville County in Plat Book 45, page 39.

BEGINNING at an iron pin on the north side of the right of way of Crisp Creek Road and the south side of Interstate Highway 85, thence along the right of way of Interstate Highway 85, to a point on the water right line of Crisp Creek, and running along the water right line, to a corner and distance of 111 - 00 - 00 feet, thence S. 88 - 57 - 00, 111 feet to a corner, thence S. 21 - 31 - 00, 215 feet to a corner, and following a line of the plat of R. Wendell Phillips, et. al., dated Jan. 29, 1972, by Wright & Associates and revised August 10, 1972 by Tri-State Surveyors, to the beginning.

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.