

MORTGAGE OF REAL ESTATE - Office of the Recorder of Deeds, Greenville, S. C. & Thomson, Attorneys at Law, Greenville, S. C.

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ELIZABETH INDDLE
R.M.O.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Threatt-Maxwell Enterprises, Inc. (hereinafter referred to as Mortgagee) BEND(S) GREETING:

WHEREAS, the Mortgagee is well and truly indebted unto
The Peoples National Bank of Greenville
(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the
terms of which are incorporated herein by reference, in the sum of

Six Hundred Twenty-Five Thousand and No/100----- DOLLARS (\$25,000.00).

with interest thereon from date at the rate of prime plus 2% per centum per annum, said principal and interest to be repaid 60 months from date; interest to be computed and paid quarterly

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagee 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 Mortgagee 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, on both sides of Mount Vernon Road near the City of Greer, and being more particularly described on plat of the Property of Threatt-Maxwell Enterprises, Inc., prepared by John A. Simmons, RLS, dated October 1972, amended November 15, 1972, containing 80.13 acres, more or less, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of Mount Vernon Road and running thence S. 75-17 E. 72.8 feet to an iron pin; thence S. 25-32 E. 853.2 feet to an iron pin; thence N. 50-07 E. 414.3 feet to an iron pin; thence N. 3-50 E. 1151 feet to an iron pin; thence N. 50-17 W. 546.3 feet to an iron pin; thence N. 50-18 W. 194.9 feet to an iron pin; thence N. 50-11 W. 261.5 feet to an iron pin on the Western side of Mount Vernon Road; thence running along and with Mount Vernon Road, N. 44-22 E. 225.5 feet to an iron pin; thence continuing along said Road, N. 48-10 E. 543.8 feet to an iron pin; thence N. 47-00 E. 796.7 feet to a point (iron pin back on line at 26.3 feet); thence N. 37-34 W. 1022 feet to an iron pin in branch; thence S. 77-56 W. 499.2 feet to an iron pin; thence S. 40-07 E. 874 feet to an iron pin; thence S. 18-02 W. 337 feet to an iron pin; thence N. 71-45 W. 236.5 feet to a point in Windsor Road (iron pin back on line 17.4 feet); thence running along and with Windsor Road, S. 22-41 W. 170 feet, S. 9-19 W. 70 feet, and S. 19-27 W. 590 feet to a point in said road; thence S. 36-15 W. 210.8 feet to an iron pin; thence N. 74-14 W. 117.8 feet to an iron pin; thence N. 82-05 E. 35.6 feet to an iron pin in the center line of a Gully; thence N. 61-17 E. 102 feet to an iron pin; thence N. 25-35 E. 68 feet to an iron pin; thence N. 56-11 E. 63.2 feet to an iron pin; thence S. 23-25 W. 127.9 feet to an iron pin; thence S. 87-42 (SEE BACK)

together with all and singular the rights and appurtenances 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.