

MORTGAGE OF REAL ESTATE—Office of Wychell, Wychell, Freeman & Peckham, P.A. Greenville, S. C.

FILED  
GREENVILLE CO. S. C.

BOOK 1258 PAGE 353

ELIZABETH RIDDLE  
R.M.C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

F. H. GILLESPIE (hereinafter referred to as Mortgagor) SEND (S) GREETING

CAROLINA FEDERAL SAVINGS AND  
LOAN ASSOCIATION

WHEREAS, the Mortgagor is well and truly indebted unto (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 Three Hundred Twenty-Five Thousand and No/100 - - - - - DOLLARS (\$25,000.00) with interest thereon from date at the rate of 9% per centum per annum, said principal and interest to be repaid as follows: Payable in equal monthly installments, including principal and interest of \$3,298.75 beginning on the first day of January, 1973, and the first day of each month thereafter until December 1, 1987, when the principal balance shall be paid in full; payment will be applied first to interest and then to principal. Past-due principal and/or interest shall bear interest at the rate of 9% per annum. There shall be no right to prepay this loan during the five-year period ending December 31, 1977. Thereafter, this loan may be prepaid in its entirety (but not in part) at 105% of the outstanding principal balance in the sixth loan year and in subsequent loan years at a penalty declining 1/2 of 1% each year.

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 situated, lying and being on the southwesterly side of Pelham Road (State Road No. 492) in Butler Township, County of Greenville, State of South Carolina, containing 20 acres, as shown on plat entitled "Property of F. H. Gillespie," prepared by C. O. Riddle, November 14, 1972, and recorded in the Office of the R.M.C. for Greenville County in Plat Book 4-P, at Page 3B, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the southwesterly side of Pelham Road, which pin is located 621.5 feet in a southeasterly direction from the Greenville County Sewer Authority Access Road and running thence S. 5-57 W. 1649.6 feet to the center line of Rocky Creek; thence with the center of Rocky Creek as the line, the following courses and distances: N. 54-40 E. 328.8 feet; N. 38-30 E. 200 feet; N. 61-00 E. 100 feet; N. 89-20 E. 100 feet; S. 67-45 E. 177 feet; thence leaving the center line of Rocky Creek and running N. 0-31 W. 904.8 feet to an iron pin; thence N. 3-41 E. 353.6 feet to an iron pin on the southwesterly side of Pelham Road; thence with the southwesterly side of Pelham Road N. 86-48 W. 155 feet to an iron pin; thence continuing with the southwesterly side of Pelham Road N. 84-03 W. 435.4 feet to an iron pin, the point of 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.