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R.M.C.

BOOK 1260 PAGE 179

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: TROLLINGWOOD REALTY COMPANY, a
partnership
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of Two hundred thirty-five thousand and no/100ths-----DOLLARS

(~~2~~35,000.00), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is three (3) years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

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, including advances made by the Mortgagee on other or no security:

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, Oak Lawn and Grove Townships between Fork Shoals and Augusta Roads on both sides of S. C. Highway No. 50 (sometimes known as Reedy Fork Road), approximately 13 miles south of the City of Greenville, containing 340.2 acres, more or less, and having according to plat entitled "Trollingwood Realty Company", dated November 19, 1970; prepared by Carolina Engineering and Survey Co., Greenville, S. C., the following metes and bounds:

BEGINNING at an iron pin in the center of S. C. Hwy. 50 (sometimes known as Reedy Fork Road), which pin is located 2581.2 feet, more or less, in a southeasterly direction from the intersection of said S. C. Hwy. 50 and Snow Road, and running thence along line of property now or formerly of Willimon, S 58-11 W 146 feet to an iron pin and S 56-52 W 2072.3 feet to an iron pin; thence N 50-03 W 1647.2 feet to an iron pin; thence N 50-35 W 115 feet to an iron pin; thence N 50-28 W 629.6 feet to an iron pin; thence N 50-43 W 301 feet to a stone on the eastern side of Baker Road; thence N 4-58 E 1638.3 feet to a stone on the eastern side of Baker Road; thence with line of property now or formerly of Slaton, N 44-37 E 841.6 feet to a stone and iron pin; thence with line of property now or formerly of W. J. Garrett, S 83-06 W 1333.6 feet to an iron pin; thence N 30-45 E 341.2 feet to an iron pin; thence S 52-50 E 576 feet to an iron pin, and N 41-45 E 766 feet to a stone; thence with line of property now or formerly of J. W. Campbell, N 44-09 E 908.4 feet to an iron pin on the eastern edge of S. C. Highway No. 50; thence along line of property now or formerly of Black, S 61-47 E 10.5 feet and S 07-12 E 1262.4 feet to an iron pin; thence S 67-12 E 660 feet to an iron pin; thence S 33-42 E 673 feet to a point in a lake; thence S 36-25 W 281.8 feet to an iron pin on the southern bank of said lake; thence with line of property now or formerly of Hawthorne, S 36-25 W 453.8 feet to an iron pin; thence with

(continued on
back)

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: