

MORTGAGE OF REAL ESTATE—Offices of Price & Poag, Attorneys at Law, Greenville, S. C.

AFFIDAVIT FILED *J.S.*

FILED GREENVILLE S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DEC 27 10 13 AM '77
ELIZABETH RIDDLE
R.M.C. MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CAROLINA LAND COMPANY, INC. (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY (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

ONE HUNDRED FIVE THOUSAND AND NO/100----- DOLLARS (\$105,000.00),
due and payable one year after date

with interest thereon from date at the rate of seven and one-half (7-1/2%) per centum per annum, to be paid: Quarterly.

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 piece, parcel or lot of land in Austin Township, Greenville County, State of South Carolina, containing 83.71 acres, more or less, and having, according to a plat entitled "Property of Carolina Land Company, Mauldin, S. C.", made by C. O. Riddle, R.L.S., November, 1972, the following metes and bounds, to-wit:

BEGINNING at an old iron pin at the joint corner of this property and property of Carolina Land Company and running thence with the joint line of property of Carolina Land Company N. 62-58 W. 272.5 feet to an old iron pin; thence with the joint line of Eleanor H. Bishop N. 63-53 W. 559.5 feet to an old iron pin; thence with the joint line of property of the Estate of Willie Mae Booker S. 26-07 W. 299.7 feet to an old iron pin; thence continuing with the joint Booker line N. 62-03 W. 252.8 feet to an old iron pin; thence N. 0-16 W. 302.5 feet to an iron pin; thence with the joint line of property of W. Jack Griffin N. 89-48 W. 804.9 feet to an old iron pin on the Eastern bank of Laurel Creek; thence N. 89-48 W. to the center of Laurel Creek; thence down Laurel Creek as the line 2,458 feet, more or less, to a point; the traverse lines being eleven (11) in number as follows:
S. 10-56 W. 100 feet, S. 21-47 W. 166.6 feet, S. 19-53 W. 247 feet, S. 4-30 E. 120 feet, S. 25-05 W. 230.5 feet, S. 45-44 W. 198.45 feet, S. 37-09 W. 450 feet, S. 36-35 W. 311.7 feet, S. 06-00 W. 115 feet, S. 53-26 W. 417.4 feet and S. 74-13 W. 101.5 feet; thence S. 69-22 E. to an iron pin on the East bank of Laurel Creek; thence with the joint line of Avery S. Smith S. 69-22 E. 192.6 feet to an iron pin and old stone; thence continuing with the Smith line S. 8-48 E. 1,350 feet to an iron pin; thence with the joint line of property now or formerly of Edna B. Finley S. 81-18 E. 427.9 feet to an old iron pin; thence N. 31-59 E. 202 feet to an old iron pin near a branch; thence N. 31-59 E. to the middle of said branch; thence down the branch as the line 2,108.14 feet, more or less, to the junction of said branch with another branch, the traverse lines being fourteen (14) in number as

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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.