

MORTGAGE OF REAL ESTATE—Office of ^{FILED} ~~W. H. Huff, Jr., Registrar~~ ^{Freeman & Parham, P.A.} Greenville, S. C.
GREENVILLE, CO. S. C.

APR 18 4 07 PM '73

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BONNIE S. TANKERSLEY
R.H.C. MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: John D. Huff

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

WHEREAS, the Mortgagor is well and truly indebted unto Dewitt or Hattie Martin (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 Twenty Five Thousand and No. 100 DOLLARS (\$ 25,000.00) with interest thereon from date at the rate of 6% per centum per annum, said principal and interest to be repaid as follows: Interest only payable annually commencing one year from date and the principal amount payable on demand.

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 piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, adjacent to the Augusta Road and S. C. Highway #27, as shown on a survey for John D. Huff, Prepared by John C. Smith, RLS, dated November 1972, containing 21.39 acres, more or less, and having, according to said survey, the following metes and bounds, to-wit:

BEGINNING at a point at the intersection of the rights-of-way of the Augusta Road (S. C. Highway 25) and S. C. Road #27 and running thence along the edge of the right-of-way of S. C. Road #27, S. 69-32 W. 519.7 feet to a point; thence turning and running along property now or formerly of Walter Lamb N. 11-40 W. 1957.4 feet to a point; thence turning and running N. 89-53 E. 322.7 feet to a point; thence continuing S. 85-37 E. 239.2 feet to an old iron pin; thence turning and running S. 5-15 W. 419 feet to a point; thence continuing S. 5-04 W. 445.4 feet to a point; thence turning and running S. 74-25 E. 454.4 feet to an old iron pin; thence turning and running S. 1-41 E. 328.5 feet to a point; thence continuing S. 6-48 W. 100 feet to a point; S. 5-55 W. 100 feet to a point; S. 4-46 W. 100 feet to a point; and S. 3-54 W. 104.3 feet to 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.