

HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAPMAN & BROWN, P.A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE BOOK 1274 PAGE 789
(CORPORATION)

RECORDED
COMPLIED
7 10 35 AM '73

DONNIE S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Greer Lumber Company, Inc., a corporation organized and existing under the laws of the State of South Carolina, (hereinafter referred to as Mortgagor) is well and truly indebted unto James O. Farnsworth, his heirs and assigns forever:

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, in the sum of:

Thirty-Five Thousand Thirty-Six and 86/100..... Dollars
(\$35,036.86) due and payable as provided for under the terms and conditions of said note, which are incorporated herein by reference and made a part hereof as though they set forth herein, with interest thereon from date at the rate of _____ per centum per annum, to be paid as provided for in said note; and,

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 real estate now owned or hereinafter acquired by the mortgagee with all buildings and improvements now or which may hereafter be located and situate thereon which the mortgagee owns, claims or has an interest in, which real estate includes, but is not limited to the following:

TRACT ONE:

ALL that certain piece, parcel and lot of land located in the City of Greer, County of Greenville, State of South Carolina, and being on the North side of the P & N Railroad right of way and on the South side of Franklin Place (Clifton Way) and having the following description:

BEGINNING at a point on the West side of Main Street, corner with the right of way of the P & N Railroad, and running thence with the P & N Railroad right of way in a westerly direction, 290 feet more or less to a point; thence N 50-51 W 255 feet, more or less, to a point; thence N 43- 57 E 218 feet to a point on Franklin Place (Clifton Way); thence with the curve of Franklin Place, S 4-39 E 19.8 feet to a point; thence still with Franklin Place (Clifton Way), S 53-15 W 458 feet, more or less, to a point on the West side of Main Street; thence with Main Street, S 32-44 W 92.4 feet, more or less, to the point and place of beginning. ALSO: A triangular shaped lot across Main Street from the aforementioned lot, and having the following description: BEGINNING at an iron pin on the East side of Main Street, corner with the right of way of the P & N Railroad, and running thence with the right of way of the P & N Railroad in an easterly direction 179.8 feet to a point; thence in a northwesterly direction 186.2 feet to a point at the intersection of Randall Street and Main Street; thence with Main Street in a southwesterly direction, 79.5 feet, more or less, to the point and place of beginning.

TRACT TWO:

ALL that certain piece, parcel and lots of land with all buildings and improvements now or hereafter placed thereon in Chick Springs Township, City (continued on Page Two)

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting 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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.