



FILED
GREENVILLE CO. S. C.

BOOK 1284 PAGE 205

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DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) MORTGAGE OF REAL ESTATE

WHEREAS, Redmond-Huguenin Enterprises, a limited partnership, (hereinafter referred to as Mortgagor) is well and truly indebted unto Allen J. Inglesby (85%) and Allen J. Inglesby, as Trustee for Mollie Inglesby; Allen J. Inglesby, Jr. and Amy Inglesby (a 5% interest each), (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 Six Hundred Twenty-Two Thousand Five Hundred Fifty and No/100 Dollars (\$622,550.00) due and payable in installments of principal as follows: \$73,000.00 due on 1 February, 1974, Five equal annual installments of \$109,510.00 each, due on 11 July, 1974, and on the same date of each year thereafter until paid in full,

with interest thereon from date at the rate of Seven (7%) percentum per annum, to be paid:

with each installment of principal.

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, containing 38.78 acres and having according to a plat prepared by Carolina Engineering and Surveying Company, dated 27 January, 1973, the following metes and bounds:

BEGINNING at an iron pin on the right-of-way of Pelham Road and running thence S. 58-05 E. 993.7 feet to an iron pin at the joint corner with property now or formerly of Annie M. Inglesby; thence turning and running S. 31-51 W. 899.0 feet to an iron pin; thence S. 24-30 E. 487.6 feet to an iron pin at the F. S. Inglesby corner; thence S. 51-35 W. 962.7 feet to an iron pin; thence N. 68-0 W. 118.8 feet to a concrete monument; thence N. 76-0 W. 103 feet to an iron pin; thence N. 0-18 E. 1572.5 feet to an iron pin; thence 78-00 E. 220.0 feet to an iron pin; thence N. 13-00 E. 754.0 feet to an iron pin at the point of beginning.

GRANTOR also conveys to Grantee all his right, title and interest in and to the rights-of-way of all roads adjoining said tract.

LESS HOWEVER: 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 within the corporate limits of the City of Greenville, containing 11.45 acres and being shown on a plat entitled "Plat of land cut from lands of W. G. Redmond" prepared by Heaner Engineering Co., Inc. of Greenwood, S. C., dated June 28, 1973 and recorded in the RMC Office for Greenville County in Plat Book 4 z at Page 49, and having according to said plat, the following

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