

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

FILED GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA JOHNIE S. TANKERSLEY MORTGAGE  
COUNTY OF GREENVILLE R.H.C.

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 THIRTY-FIVE THOUSAND AND NO/100----- DOLLARS (\$135,000.00 ), due and payable on demand, with interest thereon at prime plus 1% with a floor of 8%, which interest is due and payable quarterly,

with interest thereon from date ~~of recording of this mortgage~~

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, near the Town of Mauldin, known and designated as Lots Nos. 1 through 33 and Lots Nos. 36 through 73 of Section Five, of Knollwood Heights, and having, according to a plat prepared by C. O. Riddle, R.L.S., August 1973, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of property now or formerly of Donald E. Baltz and running thence N. 63° 00' W. 507.70 feet to an iron pin in the line of Lot No. 2; thence S. 44-20' 00" W. 310.20 feet to an iron pin in the line of Lot No. 6 and the joint corner of property now or formerly of Elanore H. Bishop; thence N. 63-53' 00" W. 559.50 feet to an iron pin at the corner of property now or formerly of Willie Mae Booker; thence with the joint line of the Booker property S. 26-07' 00" W. 299.70 feet; thence continuing with the joint line of Booker N. 82-03' 00" W. 252.80 feet to an iron pin; thence still with the joint line of Booker N. 00-16' 00" W. 302.60 feet to an iron pin; thence with the joint line of property now or formerly of W. Jack Greer N. 89-48' 00" W. 804.90 feet to an iron pin; thence S. 10-56' 00" W. 100 feet to an iron pin; thence S. 21-47' 00" W. 166.60 feet to an iron pin; thence S. 19-53' 00" W. 34 feet; thence S. 01-28' 48" E. 21.48 feet to an iron pin; thence with the joint line of Lots 28 and 29 with Tract A, S. 04-38' 00" E. 201 feet to an iron pin; thence still with the joint line of Tract A, S. 01-01' 22" E. 101.96 feet to an iron pin; thence still with the joint line of Tract A with Lots Nos. 31, 32 and 33, S. 14-39' 40" E. 271.12 feet to an iron pin in the joint line of Lots Nos. 33 and 34; thence with the joint line of said lots S. 67-30' 32" E. 113.06 feet to an iron pin; thence S. 70-47' 57" E. 75 feet to a point on the Westerly line of Anders Avenue; thence S. 70-47' 57" E. 50 feet, more or less, to a point on the Eastern side of Anders Avenue in the line of Lot 35; thence S. 27-19' 01" W. 45 feet, more or less, to an iron pin on the Easternly side of Anders Avenue and in the joint line of Lot 35 and Tract B; thence S. 60-56' 02" E. 191.66 feet to an iron pin; thence with the joint line of Lots 36 through 40 with Tract B, S. 82-03' 00" E. 501.00 feet to an iron pin; thence still with the joint line of Tract B,

(Continued on reverse side)

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.



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