

MORTGAGE OF REAL ESTATE BY A CORPORATION—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law,
GREENVILLE, CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
3/21 9 58 AM '73
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE BY A CORPORATION
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, FAIRLANE/LITCHFIELD COMPANY, INC.

a corporation chartered under the laws of the State of SOUTH CAROLINA
(hereinafter referred to as Mortgagor) is well and truly indebted unto FIRST PIEDMONT MORTGAGE COMPANY, INC.

(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

SEVENTY-FIVE THOUSAND AND NO/100 Dollars (\$ 75,000.00) due and payable

NINE MONTHS FROM DATE

with interest thereon from date at the rate of ten (10%) per centum per annum, to be paid: at maturity

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, the Mortgagee's heirs, successors and assigns:

~~That the Mortgagor does hereby grant, bargain, sell and release unto the Mortgagee, the Mortgagee's heirs, successors and assigns, all that piece, parcel or tract of land, with all improvements thereon, or hereafter to be made thereon, and being in the State of South Carolina, County of~~

ALL that piece, parcel or tract of land situate in the County of Greenville, State of South Carolina, on the eastern side of Balfer Drive and being designated as "Property of Fairlane/Litchfield Co." on plat prepared for Wade Hampton Enterprises by Carolina Engineering and Surveying Co., dated November 21, 1973, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Balfer Drive at the corner of property now or formerly owned by Hanson Development Co. and running thence along said Drive N. 6-10 E. 300.9 feet to an iron pin; thence along the southern side of a new cut street N. 43-0 E. 35.3 feet to an iron pin; thence S. 47-00 W. 298.3 feet to an iron pin; thence S. 43-0 W. 276.05 feet to an iron pin; thence N. 47-0 W. 118.7 feet to an iron pin, the point of beginning.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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.