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GREENVILLE, CO. S. C.

BOOK 1239 PAGE 314

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

JAN 8 12 31 PM '74  
DONNIE S. TANKERSLEY MORTGAGE  
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: Conestee Park - A Partnership

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

WHEREAS, the Mortgagor is well and truly indebted unto F. S. Hay

(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 Thirty Five Thousand and

No/100-----DOLLARS (\$ 35,000.00 ),  
with interest thereon from date at the rate of 8 per centum per annum, said principal and interest to be repaid: in five equal annual installments of \$7,000.00 each plus accrued interest beginning on January 7, 1975 with a like payment on the 7th day of each January thereafter until paid in full with the right to anticipate all or any part at any time after January 1, 1975.



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, being shown as a tract containing 8.83 acres according to a plat entitled "Survey for Conestee Park, A Partnership" made by Piedmont Engineers-Architects on January 4, 1974 and recorded in the RMC Office for Greenville County in P lat Book 5-E at Page 48. According to said plat, the property is more fully described as follows:

BEGINNING at an iron pin on Parkins Mill Road at the joint front corner of tract described herewith and Sasso tract and running thence with Parkins Mill Road the following courses and distances: S. 88-18 W. 196.1 ft; N. 84-56 W. 200.0 ft; N. 78-39 W. 249.3 ft; N. 73-21 W. 95.1 ft; N. 70-46 W. 103.9 ft. to an iron pin at corner of Stevens Property; thence with Stevens line N. 44-50 E. 150.0 ft. to an iron pin; thence continuing with Stevens line N. 68-00 W. 70.12 ft. to an iron pin at corner of Young Property; thence with line of Young Property N. 44-49 E. 479.75 ft. to an iron pin at corner of Doddenhoff Property; thence with Doddenhoff line S. 68-29 E. 413.9 ft. to an iron pin; thence continuing S. 68-30 E. 256.0 ft. to an iron pin at corner of Sasso Property; thence with Sasso line S. 26-23 W. 390.2 ft. to an iron pin, the point of beginning.

Mortgagee agrees to release the above tract of land from the lien of his mortgage upon the substitution of equal collateral to secure payments under the terms of the note.

  
F. S. Hay

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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