

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Ernest Pack (same as Ernest Lee Pack Jr.)
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Arthur B. Borden and JAMES PAYNE

(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

FOUR THOUSAND FOUR HUNDRED FORTY & NO/100----- DOLLARS (\$ 4,440.00),

with interest thereon from date at the rate of nine per centum per annum, said principal and interest to be repaid: On or before six (6) months after date



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, in Glassy Mountain Township, on both side of U. S. Highway 176, being shown as the major portion of a tract designated as 1.33 acres on a plat of the Property of Arthur B. Borden dated January 18, 1975 prepared by H. B. Frankenfiled, Jr. recorded in Plat Book 59 at Page 22 in the RMC Office for Greenville County and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the North Carolina-South Carolina state line at the corner of property now or formerly belonging to Earley and running thence with the state line, S 85-23 E 339.5 feet, more or less, to an iron pin at the corner of property now or formerly belonging to J. L. Henson; thence with the Henson property and the Power property and crossing Hunt County Road and U. S. Highway 176, S 40-37 W 310 feet to a point; thence N 43-10 W 135.4 feet to a point; thence N 45-58 W 105 feet to a point; thence N 52-20 W 28.8 feet to a point; thence N 37-11 E 87.45 feet, more or less, to the point of beginning.

This is the same property conveyed to the Mortgagor by deed of Arthur B. Borden to be recorded herewith.

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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