

JAN 6 9 52 AM '76

DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Walter F. Walden

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

WHEREAS, the Mortgagor is well and truly indebted unto B.O. Thomason, Jr. individually and as agent for Lilla T. Dalton & Marguerite T. Plonk, (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 -----

Forty-Four Thousand One Hundred and No/100----- DOLLARS (\$44,100.00),

with interest thereon from date at the rate of eight per centum per annum, said principal and interest to be repaid: in seven (7) annual installments of \$6,300.00 each commencing on January 2, 1977 with a like payment on each successive January 2 until paid in full. The mortgagor shall have the right to pay the mortgage in full on or after January 2, 1977.

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:

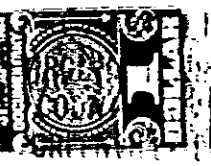
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 112.52 acres, more or less, according to a plat of property of B.O. Thomason, dated January 18, 1963, by J.C. Hill, L.S., and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of property now or formerly of Aull and other property designated as Thomason property and running thence along the center of a county road, N. 2-0 E. 961 feet to an iron pin; thence continuing with center of said county road, N. 27-30 W. 143 feet to a nail and cap; thence continuing with center of said road, N. 18-30 W. 165 feet to the nail and cap in center of a road; thence with property now or formerly of Thomason, N. 78 E. 1,341 feet to a nail and cap; thence N. 34-40 W. crossing the Nash Mill Road, 1,402.4 feet to an iron pin at joint property line of property now or formerly of Owens; thence with line of Owens property, S. 78 W. 1,774.5 feet to an iron pin in line of property now or formerly of Watson Estate; thence with line of property of Watson Estate, S. 10 E. 885.5 feet to an iron pin; thence continuing with Watson Estate, S. 77 W. 931 feet to an iron pin in center of creek; thence with center of creek in a southeasterly direction 1030 feet, more or less, to an iron pin at the corner of Rixon property; thence with the line of Rixon property, N. 80-45 E. 413 feet, more or less, to an iron pin; thence continuing with Rixon property, S. 23-30 E. 364 feet to an iron pin; thence N. 71-30 E. 361 feet to an iron pin; thence with the line of Aull property, S. 84-30 E. 881 feet, more or less, to the point of beginning.

It is hereby agreed and understood that after January 2, 1977 the mortgagee agrees that he shall release property from the within mortgage on the basis of \$750.00 per acre.

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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