

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAR 26 10 35 AM '77
MORTGAGE

BOOK 1383 PAGE 288

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Blake P. Garrett, Jr., as Trustee for Blake P. Garrett, Sr., Blake P. Garrett, Jr., Mason Y. Garrett, Peter T. Garrett, James B. Garrett, David H. Garrett, David T. Garrett, Stewart H. Garrett, Mary G. McDannald, W. Gordon Garrett and Preston E. Garrett, under Trust Agreement dated November 2, 1974

(hereinafter referred to as Mortgagor), SENDS GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION (hereinafter referred to as Mortgagee) as evidenced by Mortgagor's promissory note dated March 1976, the terms of which are incorporated herein by reference, in the sum of SIX HUNDRED THOUSAND AND NO/100ths (\$600,000.00) DOLLARS, with interest thereon at the rate of nine and three-fourths (9-3/4%) per cent per annum, said principal and interest to be repaid as follows:

In monthly installments of \$5,691.20 each, commencing on May 1st, 1976 and on the 1st day of each month thereafter until paid in full, with the entire balance due, including both principal and accrued interest, on April 1st, 1996.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced 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 (\$3.00) Dollars 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 heirs, successors and assigns, the following described pieces, parcels or lots of land, with all improvements thereon, or hereafter constructed thereon:

ALL that triangular-shaped tract or parcel of land containing 9.06 acres, more or less, in the Town of Simpsonville, in Greenville County, State of South Carolina, situate, lying and being on the East side of Fairview Road (Neely Ferry Road) and on the West side of the Old Laurens Road (S. C. Highway No. 14), which property is shown on a plat of the PROPERTY OF U. S. REGISTER CO., dated January 24, 1967, prepared by Piedmont Engineers and Architects, recorded in the RMC Office for Greenville County, S. C., in Plat Book VVV, page 143, having such courses, distances, metes and bounds as shown thereon and being further described as follows: BEGINNING at a point in the center of said Fairview Road where property now or formerly owned by Pearle R. Daniel corners with property now or formerly of Simpsonville Feed Mill, thence running S. 47-45 E., 412.45 feet to a point; thence running S. 38-51 E., 312.1 feet to a point; thence S. 38-51 E., 216.3 feet to a point in the center of Old Laurens Road; thence with the center of said road, S. 32-20 E., 187.75 feet to a point; thence S. 37-07 E., 96.8 feet to a point in the center of said road; thence S. 75-50 W., 637.1 feet to a point in the center of Fairview Road; thence N. 14-10 W., along the center of said road, 862.75 feet to a point; thence N. 7-01 W., 91.58 feet to a point; thence N. 7-08 E., 67.6 feet; thence N. 23-11 E., 93.85 feet to the point of beginning.

ALSO: ALL that adjoining certain piece, parcel or tract of land containing 4.19 acres, in the Town of Simpsonville, Greenville County, State of South Carolina, situate, lying and being on the east side of Fairview Road (formerly Neely Ferry Road) and on the west side of the Old Laurens Road (S. C. Highway No. 14), which

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