

FILED
GREENVILLE CO. S. C. 1325 789
MORTGAGE OF REAL ESTATE—Offices of ~~Cherof~~ and Patterson, Attorneys at Law, Greenville, S. C.
GADDY & DAVENPORT 23 9 08 1974
P. O. BOX 10267
GREENVILLE, S. C. DONNIE S. TANKERSLEY
A.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: W.D. Shedd

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

WHEREAS, the Mortgagor is well and truly indebted unto Frank Ulmer Lumber 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

Four Thousand and No/100 ----- DOLLARS (\$ 4,000.00),
with interest thereon from date at the rate of eight per centum per annum, said principal and interest to be repaid: in monthly installments of \$100.00 per month, the first of said installments being due and payable May 5, 1976, and a like installment due on the 5th day of each month thereafter until paid in full

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:

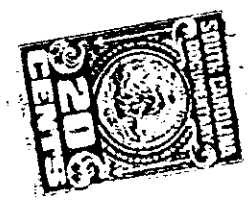
"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, containing 10.0 acres and a twenty foot access strip and being designated as Tract No. 2 and a 20 foot access easement as shown on plat of the Property of W.D. Shedd prepared by Jones Engineering Service, dated January 1974, and according to said plat having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwestern side of U.S. Highway No. 25 at the joint corner of this property and McAuley property and running thence with the joint line of Shedd property and McAuley property, S 32-45 W 1255.5 feet to an old stone; thence turning and running, N 32-55 W 1014 feet to an iron pin; thence turning and running, N 57-30 E 548 feet to an iron pin; thence turning and running with the common line of Tracts 2 & 3 as shown on said plat, S 11-55 E 511.3 feet to an iron pin; thence, S 68-17 E 340 feet, more or less, to a point; thence turning and running, N 32-45 E 642.3 feet, more or less, to a point on the Southwestern side of U.S. Highway 25; thence, S 24-30 E 20 feet, more or less, to the point of beginning at the joint corner of this property and property of McAuley.

This mortgage is junior in lien to that certain mortgage in favor of The Federal Land Bank of Columbia.



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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