

MORTGAGE OF REAL ESTATE BY A CORPORATION - Office of P. Bradley Morrah, Jr., Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAR 12 2 55 PM '80
DENNIS BANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE BY A CORPORATION
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I. C. P. Incorporated

a corporation chartered under the laws of the State of Wisconsin
(hereinafter referred to as Mortgagor) is well and truly indebted unto

James D. Casteel and Margaret L. Casteel

(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 Ninety Five Thousand and no/100

----- Dollars (\$ 95,000.00) due and payable
in equal semi annual installments of \$11,875.00 each on August 22 and February 22
(with first such payment due August 22, 1980) until paid in full,

with interest thereon from _____ date _____ at the rate of Ten(10%) per centum per annum, to be paid semi-annually

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:

PARCEL 1: 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 the River Falls Section of Cleveland Township,

containing 68.58 acres, more or less and having according to a plat of "Property of C. J. Trammell" dated April 8, 1961 and revised August 13, 1961, prepared by J. C. Hill, RLS, which plat is recorded in the RMC Office for Greenville County in Plat Book 4A at Page 115, the following metes and bounds, to-wit:

BEGINNING at a point in the center of a county road (Duckworth Road) and running thence along said road N. 61-45 E. 300 feet to a point; thence still with center of said road N. 69 E. 917 feet to a point; thence N. 53-45 E. 1000 feet to a point; thence N. 42-30 E. 107 feet to a point; thence S. 61 E. 32.6 feet to a point; thence along the center of a woods road as the line as follows: Due north 45.5 feet, N. 15 W. 125 feet, N. 5-40 E. 162 feet, N. 28-50 W. 157 feet, N. 62-10 W. 113 feet, N. 18-15 W. 198 feet, N. 60-30 W. 85 feet, S. 81 W. 96 feet, N. 75-20 W. 141 feet, S. 80 W. 81 feet, N. 77 W. 137 feet, S. 14 W. 96 feet, S. 63-30 W. 205 feet, N. 53-30 W. 118 feet, N. 11 W. 120 feet, N. 67 W. 88 feet, N. 27-15 W. 75 feet, N. 60 W. 59 feet, N. 51-20 W. 73 feet, N. 89 W. 61 feet, N. 52 W. 36 feet; thence S. 22-30 E. 203 feet to a junction of creeks; thence along the creek as the line by the traverse line as follows: N. 61-30 W. 147 feet, N. 89 W. 79 feet, N. 60 W. 106 feet, S. 75-40 W. 131 feet, N. 65 W. 126 feet, S. 85-10 W. 92 feet, N. 62 W. 65 feet, N. 77-30 W. 98 feet, S. 65 W. 83 feet to an iron pin; thence S. 1-20 E. 298 feet to a point; thence S. 20-15 E. 916 feet to an iron pin; thence S. 65-34 W. 167 feet to an iron pin; thence S. 18 E. 92.5 feet to a point; thence S. 61-45 W. 400 feet to a point; thence S. 26-15 E. 667 feet to the point of beginning.

PARCEL 2: All that piece, parcel or lot of land in Cleveland Township, Greenville County, South Carolina having the following metes and bounds, to-wit:

BEGINNING at a stake in line of lot of River Falls Water Association, at Northwest corner of Lot of C. C. Tharpe, and running thence N. 62-40 E. with lines of C. C. Tharpe, and the Grantee, 659 feet, more or less, to a stake; thence with line of Parcel 1 above in a northeasterly direction, 32.5 feet, more or less, to a stake in line of property now or formerly of River Falls Water Association; thence with line of River Falls Water Association, in a westerly direction, 600 feet, more or less, to stake; and thence S. 24-40 E. with line of said association, 68 feet, more or less, to beginning corner.

Being the same property conveyed to mortgagor by deed of James D. Casteel and Margaret L. Casteel of even date to be recorded simultaneously herewith.

This is a purchase money mortgage executed by mortgagor to secure a portion of the purchase monies.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner, being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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