

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JUL 5 12 17 PM '84
DONNIE KEISLEY

WHEREAS, HELEN LOUISE FROHLICH,

(hereinafter referred to as Mortgagor) is well and truly indebted unto NCNB NATIONAL BANK OF NORTH CAROLINA

P.O. Box 100, Myer, N.C. 28782

(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 SEVENTY-FIVE THOUSAND and no/100-----

----- Dollars (\$ 75,000.00) due and payable on or before June 21, 1985 (one year after date), with interest thereon from date at the rate of 14.5 per centum per annum to be computed and paid monthly.

~~with interest thereon from date at the rate of ----- per centum per annum, to be paid:~~

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 accounts 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, Glassy Mountain Township, located approximately 5 miles West of Landrum, South Carolina, containing 229 acres more or less and being more particularly described on a plat of property of C.H. Culbreath prepared by J.Q. Elice, Surveyor, dated February 6, 1958, as follows:

BEGINNING at an iron pin in the middle of South Carolina Highway #18 and running thence South 8 degrees 06 minutes West 3,394.2 feet to an iron pin in South Carolina Highway #116; thence South 81 degrees West 129.4 feet to a point on the edge of South Pacolet River; thence North 89 degrees West 368.3 feet to a point; thence South 67 degrees West 242.2 feet to a point; thence South 40 degrees West 110.9 feet to a point; thence South 32 degrees West 157.1 feet to a point; thence South 37 degrees West 289.1 feet to a point; thence South 44 degrees West 388.7 feet to a point; thence South 57 degrees West 198 feet to a point; thence South 81 degrees West 202 feet to a point; thence South 67 degrees West 139.3 feet to a point; thence South 78 degrees West 107.6 feet to a point; thence South 71 degrees West 170.9 feet to a stone; thence North 3 1/2 degrees East 448.8 feet to a stake; thence North 22 1/2 degrees West 554.4 feet to a Chestnut Stump; thence North 43 degrees West 639.5 feet to a stone; thence North 0 degrees 30 minutes East 2,013 feet to a Hickory; thence North 68 1/2 degrees East 840.8 feet to a stone; thence North 49 degrees 35 minutes East 532.6 feet to an iron pin; thence South 47 degrees 54 minutes East 316.7 feet to the point of beginning. LESS, HOWEVER, all that piece, parcel or tract of land conveyed by Helen Louise Frohlich to John P. Ryan, et al, as described in deed recorded in Deed Book 1009 at Page 564 in the Office of the RMC for Greenville County and containing 56.6 acres, more or less. AND, LESS, HOWEVER, all that piece, parcel or tract of land conveyed by Helen Louise Frohlich to J.T. Mize, et al as described in deed recorded in Deed Book 1094 at Page 858 in the Office of the RMC for Greenville County and containing 39.58 acres, more or less.

This being a portion of the property conveyed by deed to Helen Louise Frohlich recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 952 at Page 625.

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STATE OF SOUTH CAROLINA
RECORDS & DEEDS DIVISION
DOCUMENTARY
STAMP TAX
22.50

LOVE, HENDERSON, ANDERSON & THOMAS
FILE # 23852
DRM
Helen Louise Frohlich

Together with all and singular rights, members, heritaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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; 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.

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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