

MORTGAGE OF REAL ESTATE OF STATE OF SOUTH CAROLINA
GREENVILLE, S.C. Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, SC

FILED
Dec 17 11 25 AM '84
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R.M.C.

Mortgagee's address:
Rt. 3 Rockcrest Drive
Taylors, SC 29687

STATE OF SOUTH CAROLINA)
) MORTGAGE
COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN: HAROLD F. HORTON and LAYERNE HORTON (hereinafter referred to as Mortgagee) SEND(s) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto HAROLD K. REDDEN and ELIZABETH M. REDDEN (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 SEVENTEEN THOUSAND AND NO/100THS (\$17,000.00) DOLLARS with interest thereon from date at the rate of ten (10%) per centum per annum, said principal and interest to be paid as follows:

Principal payments in the amount of FIVE THOUSAND SIX HUNDRED SIXTY-SIX AND 67/100THS (\$5,666.67) DOLLARS, plus accrued interest on the entire outstanding principal balance to be due and payable one (1) year from date with a like payment on the same anniversary of each year thereafter until paid in full.

All interest not paid when due to bear interest at the same rate as the principal. After the date of maturity, all unpaid principal and interest shall bear interest at the same rate set forth above; and

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 payment of taxes, insurance premiums, public assessments, repairs, or for other purposes necessary to protect the security of this mortgage and insure the performance of the covenants and agreements of the Mortgagor contained herein,

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 or become indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors, heirs and assigns forever, the following described property:

ALL that piece, parcel or lot of land, containing 5.24 acres, situate, lying and being on the northern side of the Enoree River in the County of Greenville, State of South Carolina, being shown and designated on Plat of Harold F. Horton and Laverne Horton, dated November 16, 1984, prepared by Carolina Surveying Co., recorded in Plat Book 11-D at page 50, and being described more particularly, according to said plat, to wit:

BEGINNING at a point in the center of the Enoree River at the joint corner of the within-described property and property now or formerly belonging to Harold K. Redden and running thence along the common line of said properties, N 85-39 E, 714.39 feet to an iron pin; thence N 37-00 E, 290.4 feet to an iron pin in the line of property now or formerly belonging to E. W. Evington; thence along the common line of said property S 53-00 E, 210 feet to an iron pin at the joint corner of the within-described property and property now or formerly belonging to Harold K. Redden; thence along common line of said property S 40-02 W, 629.1 feet to a point in the center of Enoree River; thence along the center of said River the following courses and distances: N 52-02 W, 71 feet; N 75-21 W, 232.2 feet; N 54-37 W, 245.3 feet; and N 65-26 W, 186.41 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Harold K. Redden and Elizabeth M. Redden dated December 14, 1984, to be recorded herewith.

RESERVING HOWEVER, unto Harold K. Redden and Elizabeth M. Redden, their heirs and assigns, a 25-foot easement for the purposes of ingress and egress along the northern side of the above-described property as it abuts property now or formerly belonging to Harold K. Redden and Elizabeth M. Redden and as shown on the aforementioned plat. Said easement shall extend from the Enoree River to the northeastern corner of property of Harold K. Redden and Elizabeth M. Redden, and shall be appurtenant and run with (Continued on back page)

Together with all and singular the improvements thereon or hereafter constructed thereon, all 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, 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 improvements, fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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