

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton & Arnold, Attorneys at Law, Greenville, S. C.

NOV 10 3 5 11 1964

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE

M. L. Jarrard, Martin Baker and T. Oregon Lawton, as Trustees for the subscribers to the capital stock of Echo Valley Park & Railroad Company, a proposed corporation (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Harriet Fairchild James and Frank L. Fairchild (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 Thirty-Three Thousand three hundred ninety and no/100 ----- DOLLARS (\$ 33,390.00 ).  
October 3, 1963  
with interest thereon from ~~1963~~ at the rate of 6 per centum per annum, said principal and interest to be repaid:

\$2500.00 on January 1, 1964, and the balance in five annual installments of \$6178.00 each on the 8th day of each November hereafter, beginning November 8, 1964, until paid in full, with privilege of anticipating all or any part of the unpaid balance at any time.

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, lying and being on the northeast side of Middle Saluda River, and having according to a survey made by Terry T. Dill, in December 1961, the following metes and bounds, to wit:

"BEGINNING at an iron pin near the north edge of the right-of-way of the Greenville-Northern Railroad, in line of property now or formerly of Georgia-Pacific Lumber Company, and running thence along the line of said property and property now or formerly of Louise C. Gower, N. 21-10 E. 4,592 feet to a stone; thence along the line of property now or formerly of J. H. Cleveland, N. 64-52 W. 1,267.7 feet to an iron pin at the south edge of Winnie Branch; thence S. 25-15 W. 645.5 feet to a hickory; thence S. 80-50 W. 2,173.8 feet to a stone; thence S. 64-35 W. 603.5 feet more or less to a point in the center of Saluda River; thence down the center of Saluda River following the meanderings to a point in the middle of Saluda River; thence N. 56-30 E. 58 feet more or less to the beginning corner, and containing according to said plat 272.60 acres, more or less."

Being the same property conveyed to the mortgagors by the mortgagees and this mortgage is given to secure a portion of the purchase price.

It is agreed that the mortgagors have the right to remove existing buildings and to cut timber and do such grading and improvements as they deem necessary, with the consent of the mortgagees, which shall not be unreasonably withheld. If any merchantable timber is cut and can be profitably removed and sold, the proceeds shall be paid over to the mortgagees, to be applied against the last maturing installment on the mortgage.

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.

*This mortgage is cancelled & the lien thereof is fully satisfied this 25th day of Dec. 1966.*

*Harriet F. James  
Frank L. Fairchild*

*Witnessed by:  
David P. Brady  
Alice T. Fairchild*

SATISFIED AND CANCELLED OF RECORD

9 DAY OF Jan. 1967

*Ollie Farnsworth*

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 11:44 O'CLOCK A. M. NO. 16503