

JUL 9 11 25 AM 1948

The State of South Carolina,
County of GREENVILLE

OLLIE FARNWORTH
R.M.C.

To All Whom These Presents May Concern:

SHIVES-HUGHES REALTY CO.

SEND S GREETING

Whereas, the said Shives-Hughes Realty Co.
hereinafter called the mortgagor(s)
has and by its certain promissory note in writing, of even date with these presents, is well and truly
indebted to The First National Bank of Greenville, S. C.
hereinafter called the mortgagee(s), in the full and just sum of Thirty-five Hundred and No/100 --
DOLLARS (\$ 3500.00), to be paid
ninety (90) days after date,

with interest thereon from date
at the rate of five (5%) percentum per annum, to be computed and paid
quarterly until paid in full; all interest not paid when due to bear
interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole
amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose
this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if, before
its maturity it should be deemed by the holder thereof necessary for the protection of his interests to place and the holder should
place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortga-
gor(s) promise to pay all costs and expenses including 10 per cent. of the indebtedness as attorney's fees, this to be added to the mort-
gage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That the said mortgagor(s), in consideration of the said debt and sum of money aforesaid,
and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in con-
sideration of the further sum of Three Dollars, to it the said mortgagor(s), in hand well and truly paid by the said mort-
gagee(s) at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and
released and by these Presents do grant, bargain, sell and release unto the said The First National Bank
of Greenville, S. C. its successors and assigns, forever:

that lot of land with the buildings and improvements thereon situated
on the North side of West Hillcrest Drive in that area recently
annexed to the City of Greenville, in Greenville County, South
Carolina, being shown as Lot 47 on Plat of Druid Hills made by
Dalton B. Neves, Engineers, January 1947, recorded in the S. C.
Office for Greenville County, S. C. in Plat Book "P", at page 113;
said lot fronting 50 feet on the North side of West Hillcrest Drive,
having a depth of 144.3 feet on the East side, a depth of 180.2 feet
on the West side, and being 80.1 feet across the rear, and is located
259.6 feet west from W. Fairview Avenue.

TOGETHER with all and singular the Rights, Members, Hereditaments, and Appurtenances to the said Premises belonging,
or in anywise incident or appertaining.

AND IT IS COVENANTED AND AGREED by and between the parties hereto that all gas and electric fixtures, radiators,
heaters, engines and machinery, boilers, ranges, elevators, and motors, bath-tubs, sinks, water-closets, basins, pipes, faucets and
other plumbing and heating fixtures, mirrors, mantels, refrigerating plant and ice-boxes, cooking apparatus and appurtenances, and
such other goods and chattels and personal property as are furnished by a landlord in letting or operating an unfurnished building
similar to the one herein described and referred to, which are or shall be attached to said building by nails, screws, bolts, pipe
connections, masonry, or in any other manner, are and shall be deemed to be fixtures, and an accession to the freehold and a part
of the realty as between the parties hereto, their heirs, executors, administrators, successors and assigns, and all persons claiming
by, through or under them, and shall be deemed to be a portion of the security for the indebtedness herein mentioned and to be
secured by this mortgage.

TO HAVE AND TO HOLD all and singular the said Premises unto the said mortgagee(s) its ~~its~~ successors and
assigns. And it does ~~it~~ hereby bind itself, its ~~its~~ successors and
Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said mortgagee(s)
its successors and Assigns, from and against the mortgagor(s), its ~~its~~ Successors, Executors, Administrators, its
assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

Paid & Satisfied in full
Nov 9 - 1948
First National Bank of
Greenville, SC

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Olle Farnsworth
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