

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Thomas E. Bailes

hereinafter called

the Mortgagor, in the State aforesaid send greetings:

WHEREAS, the said mortgagor is truly indebted unto PILOT LIFE INSURANCE COMPANY, a corporation organized and existing under the laws of North Carolina, in the principal sum of

EIGHTY THOUSAND AND No/100ths - - - - - (\$ 80,000.00) Dollars, for money loaned as evidenced by promissory note dated this day and maturing as follows:

- \$1,000.00 on July 10, 1950
- \$1,000.00 on October 10, 1950, and
- \$1,000.00 on the 10th day of each January, April, July, and October thereafter to and including January 10, 1970, and on April 10, 1970 the entire unpaid balance of said principal sum, together with all accrued interest, shall be due and payable.

with interest thereon until paid at 4 1/2% per cent. per annum from date on the whole amount of said principal sum remaining unpaid from time to time, which interest shall be payable quarter - annually, both principal and interest being payable in lawful money of the United States of the present standard of weight and fineness, to PILOT LIFE INSURANCE COMPANY, at its office near Greensboro, North Carolina or at such other place as the holder of the note may designate in writing, and whereas both principal and interest are to be secured by this conveyance, as will more fully appear by reference to said note.

NOW, KNOW ALL MEN BY THESE PRESENTS, That the said mortgagor in consideration of the said debts and sums of money aforesaid and for the better securing the payment thereof and also to secure the payment of any other sums advanced to said mortgagor under the terms and provisions of this mortgage as hereinafter set forth together with interest thereon, to the said PILOT LIFE INSURANCE COMPANY according to the condition of said note, and also in consideration of the further sum of Three Dollars to the said mortgagor in hand well and truly paid by the said PILOT LIFE INSURANCE COMPANY, 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 said PILOT LIFE INSURANCE COMPANY its successors or assigns the following described property situated in the

County of Greenville, State of South Carolina: All that certain piece, parcel or lot of land with buildings and improvements thereon situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the Southern side of West McBee Avenue, and having according to a plat prepared by Dalton & Neves, Engineers, dated May, 1948, entitled "Property of Thomas E. Bailes, Greenville, S. C., the following metes and bounds, to-wit:

BEGINNING at a point on the Southern side of West McBee Avenue at the corner of property of First National Bank, which point is 90.5 feet from the intersection of West McBee Avenue and South Main Street, and running thence along the common line of the mortgaged premises and property of First National Bank S. 21-00 W. 27.4 feet; thence continuing along the common line of said properties N. 69-00 W. 29.25 feet to a point; thence still along the common line of said properties S. 21-11 W. 47.95 feet to a point in the line of property of Belk Simpson Co.; thence N. 69-02 W. 67.8 feet to a point; thence along line of property of Belk Simpson Co. N. 21-0 E. 75.4 feet to a point on the Southern side of W. McBee Avenue; thence along the Southern side of West McBee Avenue S. 69-00 E. 97.2 feet to the beginning corner.

TOGETHER, with the rights, privileges and easements heretofore reserved under and subject to the conveyance to Belk-Simpson Company by N. C. Poe, Jr., Ellen Poe and W. W. Poe, individually and as Executors of the Estate of N. C. Poe, which conveyance is dated May 7, 1937, and recorded in the R. M. C. Office for Greenville County in Deed Volume 198, at page 329, reference to which is hereby made, including, but not limited to, the reservation of the right of maintaining and allowing the sewer lines and replacements to remain across the property now of Belk-Simpson Company and the privilege of tying into the walls that are or may be constructed by the said Belk-Simpson Company and its Successors or Assigns, and the further reservation of the right to retain the boiler chimney as it is now situated, and together with all other rights, privileges and easements which the grantors have or may have in and to the property hereinabove conveyed, including all party wall rights. The above described property is the identical property conveyed to the mortgagor herein by deed of N. C. Poe, Jr., et al, by deed dated together with all the easements, ways, rights, privileges and appurtenances to the same belonging, including but not limited to all and singular the buildings and improvements now and hereafter thereon, and together also with all shades, screens and screening, awnings, plants, shrubs, and landscaping, elevators, plumbing material, gas and electrical fixtures and equipment, and all heating, cooling, and lighting fixtures, equipment, and/or apparatus now or hereafter attached to or used in connection with said premises, all of which shall be deemed realty and conveyed by this mortgage, and all rents, issues and profits which may arise or be had from any portion or all of said premises.

Handwritten note on the left margin: "The above described property is the identical property conveyed to the mortgagor herein by deed of N. C. Poe, Jr., et al, by deed dated together with all the easements, ways, rights, privileges and appurtenances to the same belonging, including but not limited to all and singular the buildings and improvements now and hereafter thereon, and together also with all shades, screens and screening, awnings, plants, shrubs, and landscaping, elevators, plumbing material, gas and electrical fixtures and equipment, and all heating, cooling, and lighting fixtures, equipment, and/or apparatus now or hereafter attached to or used in connection with said premises, all of which shall be deemed realty and conveyed by this mortgage, and all rents, issues and profits which may arise or be had from any portion or all of said premises."

Page 415

25th day of June 1950
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:37 O'CLOCK P. M. JUNE 1950
FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 111 PAGE 190