

SEP 12 9 14 AM 1959

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

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Palmetto Developers, Inc.

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Peoples National Bank, Greenville, S. C.

(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

Twenty Five Thousand and no/100----- DOLLARS (\$ 25,000.00),

with interest thereon from date at the rate of 5-1/2 per centum per annum, said principal and interest to be repaid:

Principal to be repaid at the rate of \$625.00 each three months hereafter, plus interest thereon from date at the rate of five and one-half (5½) per cent, 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. Mortgagor shall have the right to anticipate all or any part of said debt on any interest paying date after two years from date hereof.

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, in Chick Springs Township, being situate on the Eastern side of Artillery Road and fronting Eastwardly on a parking area and being a part of Wade Hampton Village and shown on plat made by J. Mac Richardson, September, 1959, recorded in Plat Book SS at page 189 and described as follows:

BEGINNING at an iron pin on the Eastern side of Artillery Road, which iron pin is 69.9 feet Northwest of the beginning of the curvature of the intersection of said road and Wade Hampton Boulevard, and running thence with other property of the mortgagor, N. 59-45 E. 99.35 feet to an iron pin; thence N. 30-15 W. 57.92 feet to an iron pin; thence N. 59-45 W. 99.35 feet to an iron pin in Artillery Road; thence with said road, S. 30-15 E. 57.92 feet to the Beginning.

The above is a part of the same conveyed to the Mortgagor by Deed Book 578 at page 100.

There is situate on this property two new buildings and it is understood and agreed that the areaway east of the above described property is to remain open for the parking of motor vehicles. This areaway is a part of a general plan or scheme for the parking of motor vehicles to serve customers doing business at the Wade Hampton Village and the entire area covered by the general scheme or plan is to remain open for such use at all times. In the event that this mortgage is foreclosed and the property sold as provided by law, then the Purchaser or his tenants and their heirs and assigns, shall have the same right to use the parking area as the mortgagors or their tenants presently have.

It is agreed that the building occupied by a barber shop covered by this mortgage will be released upon the payment of \$10,000.00.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 8 PAGE 362

SATISFIED AND CANCELLED OF RECORD

29 DAY OF June 1972
Ollie Starnworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:33 O'CLOCK A. M. NO. 35712