

MAY 31 2 30 PM 1962

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CABLE CARRIERS, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Peoples National Bank of Greenville, South Carolina

(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 Fourteen thousand and No/100 - - - - - Dollars (\$ 14,000.00) due and payable

on the 15th day of October, 1962.

with interest thereon from date at the rate of Six (6%) per centum per annum, to be paid: at maturity

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 Greenville Township, approximately 1 1/2 miles in a westerly direction from the Greenville County courthouse, lying and being at the intersection at the westerly corner of the intersection of Andrews Street, formerly Poplar Avenue, and West McBee Boulevard and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the westerly corner of the intersection of Andrews Street with West McBee Boulevard and running thence along the westerly side of Andrews Street; N. 40-00 W. 244.1 feet to an iron pin at the joint corner of property of Greenville Loom and Reed Company and property now or formerly of Stewart W. & Doris I. Maltby, and running thence S. 38-27 W. 325.1 feet to a point on the northerly side of West McBee Boulevard; thence along the northerly side of West McBee Boulevard S. 79-37 E. 151.8 feet to a point on West McBee Boulevard; thence continuing along West McBee Boulevard N. 65-34 E. 229.8 feet to an iron pin, the point of beginning.

The above described property is the same conveyed to the mortgagor herein by deed of Stewart W. & Doris I. Maltby dated February 2, 1959 which is recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 616, at page 248.

This mortgage shall have equal rank to that mortgage executed by Cable Carriers, Inc. to The Peoples National Bank of Greenville, S. C. in the principal amount of \$16,000.00 dated March 31, 1962, which is recorded in the R.M.C. Office for Greenville County, S. C., in Mortgage Book 839, at page 59.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting 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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

RECORDED IN R.M.C. OFFICE
MAY 19 1962
Alice Farnsworth
32659

Filed for Record
Foreclosure 19. day of May
A.D., 1962
No. J-857
E. Sumner
Attest
Nellie M. Smith
Deputy