

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

JUL 21 10 13 AM 1962
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, F. John H. Langley,

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. S. Fox, his Heirs and Assigns forever:

(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 Thousand and No/100----- Dollars (\$ 20,000.00) and payable

\$235.20 on the first day of each month, commencing August 1, 1962; payments to be applied first to interest, balance to principal. Balance due nine years after date, with the privilege to anticipate payment of part or all after one year.

with interest thereon from date at the rate of 5 1/2 per centum per annum, to be paid monthly

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:

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

All that piece, parcel or lot of land situate, lying and being near the City of Greenville, County of Greenville, State of South Carolina, on the southeastern side of Pinckney Street and lying between Pinckney Street and a Railroad spur and being part of the property of John H. Langley as shown on plat thereof prepared by Piedmont Engineering Service dated September, 1960 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Pinckney Street, which point is in the line of other property of the mortgagor and is opposite the northwestern corner of the warehouse building now owned by the mortgagor and housing that business known as Southern Wholesale Company, and running thence along the side of the aforementioned warehouse building, S. 48-39 E. 163.5 feet to the center of a Railroad spur; thence along the center of said Railroad spur, N. 68-56 W. 133 feet to an iron pin; thence N. 48-39 W. 235 feet, more or less, to an iron pin on the southeastern side of Pinckney Street; thence along the southeastern side of Pinckney Street, and following the curvature thereof in a southwesterly direction 120 feet, more or less, to the beginning corner.

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.