

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:

H. L. Peden (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Easterby Motor Company, a Corporation (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/100THS- - - - - DOLLARS (\$ 20,000.00)

with interest thereon from date at the rate of SEVEN per centum per annum, said principal and interest to be repaid: In four (4) annual installments of FIVE THOUSAND AND NO/100THS (\$5,000.00) DOLLARS on the 27th day of July of each year hereafter until paid in full, with the privilege of anticipating on all or any part of the unpaid balance at any time, with interest from date at seven (7%) per cent to be computed and paid annually.

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, on the Eastern side of Mayberry Street, in the City of Greenville and according to a survey made by Dalton & Neves in July, 1940, is described as follows:

BEGINNING at a stake on the eastern side of Mayberry Street at the corner of property now or formerly owned by Textile Broadcasting Company and running thence with the line of said property, N. 46-50 E. 405 feet to a stake on the Southwestern side of a street; thence with the Southwestern side of said street, S. 47-00 E. 350 feet to a stake at the intersection of a 50 foot street; thence N. 32-30 E. 195 feet to a stake on the right-of-way of C. & W. C. Railway; thence with said right-of-way, N. 47 W. 468.5 feet to a stake; thence continuing with said right-of-way N.46-00 W. 127.5 feet to a stake; thence continuing with said right-of-way, N. 45-10W. 150 feet to a stake at the intersection of the right-of-way of the Southern Railway; thence with the right-of-way of Southern Railway, S. 51 W. 70.8 feet to a stake on Mayberry Street; thence with the Eastern side of Mayberry Street, S. 23-15 E. 22 feet to a stake; thence continuing with said Mayberry Street, S. 9-50 W. 567 feet to a stake; thence with the curve of Mayberry Street, the chord of which is S. 5-45 E. 100 feet to the beginning corner.

Being the same premises conveyed to the mortgagor by deed recorded in Deed Book 315 at page 352.

This description includes within its boundaries the street conveyed to the City of Greenville by the mortgagor by deed recorded in Deed Book 409 at Page 311 and of course said street is not included in this mortgage together with all and singular the rights, benefits, improvements, and appurtenances to the same, including 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.

(DESCRIPTION OF PROPERTY CONTINUED ON REVERSE SIDE)

The debt hereby secured is paid in full and the Lien of this instrument is satisfied this 14th of April 1969

By: Mildred H. Peden
Witness: Ollie Jarnswarth

PAID AND CANCELED BY REASON OF
14th DAY OF April 1969
Ollie Jarnswarth
R. M. C. FOR
AT 9:50 O'CLOCK A.M. NO. 29407

For Subordination Payment see R. E. M. Book 1119 Page 139