

MORTGAGE OF REAL ESTATE—Offices of Price & Poag, Attorneys at Law, Greenville, S. C.
GREENVILLE CO. S. C.

APR 9 4 25 PM 1963

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE
OLLIE FARNSWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: **Lawyers Office Building, Inc.**
(hereinafter referred to as Mortgagor) SEND(S) GREETING;

WHEREAS, the Mortgagor is well and truly indebted unto **R. A. Jolley, James E. Jolley, Mamie J. Bruce and Jolley Trust and Greenco Beverage Co., Inc.** (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 **Two Hundred Thirty Thousand**

Seven Hundred Nine & 83/100 ----- DOLLARS (\$ 230,709.83),
due and payable **\$5,903.83**, plus interest, on August 1, 1963 and thereafter **\$5,200.00**
plus interest, each and every quarter with the valance, plus interest, due and
payable August 1, 1968

with interest thereon from ~~date~~ **May 1, 1963** at the rate of **5 1/4** per centum per annum, to be paid: quarterly

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, City of Greenville on the north side of East North Street and on the south side of Davis Avenue, and having, according to plat of Lawyers Office Building, Inc., Greenville, S.C., prepared by Pickell & Pickell, Engineers, Greenville, S.C., July 1950, the following metes and bounds, to wit:

BEGINNING at an iron pin on the north side of East North Street, at the corner of property of Greenville County on which is situated the Greenville County Courthouse, and running thence with the north side of East North Street N 69-16 W 50 Ft. to iron pin; thence N 19-58 E 421.6 feet to a railroad spike in the south side of Davis Avenue; thence with the south side of Davis Avenue S 59-55 E 50.77 feet to a mark "X" in concrete, corner of property owned by the County of Greenville; thence with the line of property of the County of Greenville S. 19-58 W 413.4 feet to iron pin in the north side of East North Street the point of beginning.

Being the same lot of land conveyed to Lawyers Office Building, Inc., by R. A. Jolley and others, by deed dated September 23, 1949, and recorded in the RMC Office for Greenville County, S. C., in Deed Book 392, at page 86.

ALSO: All that piece, parcel or lot of land on the Southerly side of Beattie Place, in the City of Greenville, County and State aforesaid, having according to Plat of the Property of Greenco Realty Co, Inc., Meadors and Wilson, and others, revised November 14, 1956, made by Pickell & Pickell, Engs., the following metes and bounds, to-wit: BEGINNING at an iron pin on the Southerly side of Beattie Place, joint corner with property of the Lawyers' Office Building, Inc., S 19-58 W 121.6 feet to an iron pin, corner of property of Elizabeth B. Williams; thence with the line of the Williams property, N 70-34 W 80 feet to a point; thence N 48-42 W 43.72 feet to an iron pin; thence N 20-25 E 136.46 feet to iron pin on the Southerly side of Beattie Place; thence along Southerly side of Beattie Place, S 56-07 E 76.68 feet to an iron pin; thence continuing along the Southerly side of Beattie Place, S 56-15 E 45.85 feet to an iron pin, the point of beginning.

Description continued on the reverse of Page 3.

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.

This Mortgage Assigned to *R. A. Jolley* on *21* day of *Aug.* 19*63*. Assignment recorded in Vol. *1228* of R. E. Mortgages on Page *142*

This Mortgage Assigned to *Sho. Peoples Natl. Bank* on *11* day of *May* 19*63*. Assignment recorded in Vol. *921* of R. E. Mortgages on Page *196*