

MORTGAGE OF REAL ESTATE

OLLIE FARNEWORTH R. M. C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN, CAROLINA EYE AND EAR CLINIC BUILDING, a Corporation, (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto The 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 Fifty-Two Thousand Five

Hundred Forty-Eight and No/100 DOLLARS (\$52,848.00) with interest thereon from date at the rate of 5 1/4 per centum per annum, said principal and interest to be repaid:

In quarterly installments of \$1375.00 each on the 15th day of each August, November, February and May hereafter until paid in full, with interest thereon from date at the rate of 5 1/4 per annum, to be computed and 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 Mortgagee 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 the City of Greenville, on the southern side of Dunbar Street, being shown as Lots Nos. 12 and 13 on plat of property of William H. Irvine, made by W. A. Hudson on November 29, 1901, recorded in the R. M. C. Office for Greenville County in Plat Book A at Page 163, and described as follows:

"BEGINNING at an iron pin on the southern side of Dunbar Street, at the corner of Lot 11, and running thence with the southern side of said Street S. 76 E. 100 feet to an iron pin at the corner of Lot 14; thence with the line of said lot S. 18 W. 215 feet to a stake; thence N. 76 W. 100 feet to a stake at the corner of Lot No. 11; thence with the line of said lot N. 18 E. 215 feet to the beginning corner."

Being the same premises conveyed to the mortgagor by deed recorded in Deed Book 580 at Page 330.

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.

Paid and Satisfied in Full this the 14 day of Nov. 1969 THE PEOPLES NATIONAL BANK GREENVILLE, S. C. Alfred S. Lupton Vice Pres. Witness: Bob Graydon Pauline C. Sexton

RECORDED AND CANCELLED OF RECORD 20 DAY OF Nov. 1969 Ollie Farnsworth R. M. C. FOR GREENVILLE COUNTY, S. C. No. 216 OF BOOK P. No. 11876