

DEC 9 4 35 PM 1963

BOOK 943 PAGE 69

State of South Carolina, } SS.
COUNTY OF GREENVILLE

CLERK OF COURTS
GREENVILLE

THIS MORTGAGE, made the 3rd day of December, 1963, between
REX L. CARTER, LEO H. HILL AND RALPH BAILEY, JR.

of the County of Greenville, State of South Carolina, hereinafter called Mortgagor, and
THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, a New Jersey corporation, having its principal office in
Newark, New Jersey, hereinafter called Mortgagee,

WHEREAS, Mortgagor is indebted to Mortgagee for money loaned, to secure the payment of which Mortgagor has exe-
cuted and delivered to Mortgagee a note of even date herewith, in the principal sum of FIFTY THOUSAND AND

no/100----- Dollars (\$ 50,000.00),

payable to the order of Mortgagee at its aforesaid principal office or at such other place as the holder thereof may designate
in writing, said principal sum being payable as set forth in said note with interest at the rate set forth therein, the balance
of said principal sum with interest thereon maturing and being due and payable on the first day of December
19 78 to which note reference is hereby made.

NOW, THEREFORE, Mortgagor, in consideration of the aforesaid debt, and also in consideration of the further sum of
Three Dollars to him in hand paid by Mortgagee, receipt whereof is hereby acknowledged, and for the purpose of securing
(1) payment of said indebtedness as in said note provided, (2) payment of all other moneys secured hereby and (3) the perform-
ance of all the covenants, conditions, stipulations and agreements herein contained, does by these presents grant, bargain, sell
and release to Mortgagee, its successors and assigns, the following described real estate situated in the City
of Greenville, Greenville County, South Carolina:

All that certain piece, parcel or lot of land in the City of Greenville,
County of Greenville, State of South Carolina, being known and designated
as a portion of lot 3 on plat of property of LAW BUILDING, INC., recorded
in the RMC office for Greenville County in Plat Book PP at Page 95, and
having according to a more recent survey by H. C. Clarkson, Jr.
dated October 20, 1963 to have the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Broadus Avenue at
the joint front corner of a 18 foot easement for a driveway, and the
property of the mortgagors, said pin being 174 feet south of the inter-
section of Broadus Avenue and East North Street, and running thence
with Broadus Avenue, S. 15-15 E. 82 feet to iron pin; thence S.
76-45 W. 115.86 feet to iron pin; thence N. 13-15 W. 81.94 feet to
iron pin on a 18 foot easement for a driveway; thence with said ease-
ment, N. 76-45 E. 113 feet to the point of beginning.

TOGETHER with a perpetual easement, in common with the grantor (its succ-
essors and assigns), and all others now having or hereafter acquiring
from or through the grantor a like or similar right, over and across:

(a) A strip of land 18 feet in width beginning at Broadus Avenue and
running in a westerly direction, therefrom along the northern boundary
of the above described lot and beyond, a total distance of 125 feet;
and

(b) A strip of land twelve feet in width beginning at the southern boundary
of the aforementioned strip of land 18 feet wide and running in a southerly
direction therefrom, along the western boundary of the above described lot
a distance of 64 feet.

The MORTGAGOR further covenants that the parking area and drives contain-
ing 12 parking spaces, shall be maintained constantly and that without
the prior written consent of the mortgagee, no buildings or other
structures shall be erected thereon and no new buildings or additions
to existing buildings shall be erected on the remainder of the
security, and further agrees that violation of this covenant shall be
an event of default in this mortgage for which the mortgagee may, at
its option, declare the entire indebtedness due and payable.

Mr. Mortgagor Rex L. Carter 997 Page 121.