

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAY 23 3 46 PM 1961

MORTGAGE OF REAL ESTATE

BOOK 960 PAGE 161

TO ALL WHOM THESE PRESENTS MAY CONCERN:
GREENVILLE SOUTH
C. O.

WHEREAS, Northside Gardens Pool, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto The South Carolina National Bank of Charleston

(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 Fifteen Thousand & 00/100-----
----- Dollars (\$ 15,000.00) due and payable

on or before one (1) year from date.

with interest thereon from date at the rate of 5½ per centum per annum, to be paid: At maturity.

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, at the terminus of the Primrose Lane, and having, according to a plat of the property of Northside Gardens Pool, Inc., recorded in the RMC Office for Greenville County in Plat Book RR at page 171, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Primrose Lane at the joint corner of property of Northside Gardens Pool, Inc. and Greenville Auto Sales; thence N. 43-12 W. 282.5 feet to an iron pin; at the joint corner of the property now or formerly of Pridmore; thence S. 26-0 W. 190.1 feet to a point; thence S. 37-30 E. 7.1 feet to an iron pin; thence with the line of Gilfillin property S. 52-30 W. 489.9 feet to a point; thence N. 84-22 E. 152 feet to an iron pin; thence N. 83-45 E. 869.2 feet to a point, joint corner of property of Greenville Auto Sales; thence N. 39-35 W. 135.8 feet to a point on the southern side of Primrose Lane; thence along and around the line and curve of the "caldasac", joint line of property of the City of Greenville heretofore conveyed to the City of Greenville by deed of Northside Gardens Pool, Inc. said deed being recorded in the RMC Office for Greenville County in Deed Book 747 at page 427, to the point of beginning.

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.