

JOHN M. DILLARD, Attorney at Law, Greenville, S. C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE }

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BOOK 1003 PAGE 123

MORTGAGE OF REAL ESTATE
R. M. C.
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, PIEDMONT HOLDINGS, INC., a South Carolina corporation,

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE CITIZENS & SOUTHERN NATIONAL BANK OF SOUTH CAROLINA (GREENVILLE, S. C. BRANCH) AS TRUSTEE FOR JAMES G. BANNON UNDER WRITTEN AGREEMENT DATED MARCH 4, 1966,

(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-two thousand one hundred thirty-one and 88/100-----Dollars (\$22,131.88) due and payable.

on July 1, 1972,

with interest thereon from date at the rate of 6 1/4 per centum per annum, to be 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 those pieces, parcels or lots of land situate, lying and being on Mustang Circle and Bethel Road, Austin Township, Greenville County, South Carolina, being shown as Lots Nos. 1 through 28 inclusive, on a Plat of Section No. 1 of the Subdivision of S. I. RANCHETTES, made by Dalton & Neves, Engineers, dated April, 1965, recorded in the RMC Office for Greenville County, S. C., in Plat Book JJJ, page 31, and having such metes and bounds as will more fully appear by reference to said plat which is incorporated herein by reference and made a part hereof as though fully set forth herein.

EXCLUDING, HOWEVER, the following numbered lots which have been previously conveyed by Piedmont Holdings, Inc. to third parties, as follows: Lots Nos. 2, 5, 6, 7, 9, 10, 14, 16, 17, 18, 19, 20, and 22. The above described property is hereby mortgaged subject to rights of way, easements, building setback lines and restrictions shown on the aforementioned recorded Plat of S. I. Ranchettes and otherwise appearing of public record.

The above described property is a portion of the same conveyed to Piedmont Holdings, Inc. by deed of James G. Bannon by his Attorney in Fact, Frank E.R. Siena, dated April 22, 1965, and recorded in the RMC Office for Greenville County, S. C., in Deed Book 775, page 229. A mortgage covers the above described property in favor of Fountain Inn Federal Savings & Loan Association of Fountain Inn, S. C., recorded in the RMC Office for said County and State in Mortgage Book 1009, page 5, which is to be paid by the Mortgagee herein in full pursuant to an arrangement between the Mortgagor and Mortgagee of even date herewith.

The Mortgagee herein covenants and agrees from time to time upon request by the Mortgagor to release and discharge from the lien of this mortgage each of the above described lots upon payment by the Mortgagor to the Mortgagee of the total sum of \$1,580.00, including principal and accrued interest, for each of said lots.

The amount of the within mortgage and the note which the same secures is the indebtedness of the Mortgagor attributable to a mortgage on this date being assumed by the Mortgagee in favor of Fountain Inn Federal Savings & Loan Association recorded in the RMC Office for said County and State in Mortgage Book 1009, page 5. Accordingly the Mortgagee herein as a condition for the Mortgagor's execution of the within note and mortgage, agrees to make all future payments on the aforesaid Fountain Inn Federal Savings & Loan Association mortgage, including all payments in arrears on the date hereof

Together with all and singular rights, members, herditaments, 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.

SATISFIED AND CANCELLED OF RECORD

7 DAY OF Aug. 1973
Dannie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:53 O'CLOCK P. M. NO. 4030

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 18 PAGE 128

For Release see Deed Book 884 Page 194 deed to John A. Buring et al
For Release see Deed Book 884 Page 188 deed to Lawrence G. Bunchen

For Release see Deed Book 879 Page 419 deed to Donald E. Bunchen
For Release see Deed Book 867 Page 194 deed to Donald E. Bunchen
For Release see Deed Book 854 Page 187 deed to E. A. Bunchen et al.