

MORTGAGE OF REAL ESTATE—Offices of Loye, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE

SEP 27 11 54 AM 1967

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE JAMMERTH
R.M.C. MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: **Threatt-Maxwell Enterprises, Inc.**

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto **The Peoples National Bank of 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 - - - - -

FORTY THOUSAND AND NO/100THS- - - - - DOLLARS (\$40,000.00),

with interest thereon from date at the rate of **seven** per centum per annum, said principal and interest to be repaid: **in equal monthly installments of \$960.00 each on the first day of each month hereafter beginning February 1, 1968, to be applied first to interest and then to principal until paid in full; provided, however, that interest on all advances made prior to February 1, 1968, shall be paid on or before February 1, 1968, with full privilege to anticipate all or any part of the unpaid balance at any time**

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, **at the southwestern corner of Old Chick Springs Road and Buncombe Road, near the Town of Greer, and according to a plat made for Tom Threatt, et al, by Piedmont Engineers & Architects on February 2, 1966, is described as follows:**

BEGINNING at an iron pin at the southwestern corner of Old Chick Springs Road and Buncombe Road and running thence with the western side of Buncombe Road S. 32-07 E. 159.4 feet and S. 34-15 E. 147.2 feet to an iron pin; thence N. 70-21 W. 253 feet to an iron pin; thence N. 19-39 W. 290 feet to an iron pin on the southern side of Old Chick Springs Road; thence with the southern side of said Road, N. 67-48 E. 181.7 feet to the beginning corner.

This being a portion of the property conveyed to the Mortgagor by deed recorded in Deed Book 786 at page 381.

ALSO: All water lines, utilities and improvements now or hereafter placed on this property.

The note secured by this mortgage will also be secured by a Chattel Mortgage over certain housetrailerers to be executed and delivered to the Mortgagee by West Gate Court, Inc.

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.

SATISFIED AND CANCELLED OF RECORD

DAY OF 1967
Ollie Jammert

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT O'CLOCK M. NO.