

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } R.M.C. **MORTGAGE OF REAL ESTATE**

To All Whom These Presents May Concern:

Whereas: EASLEY REALTY COMPANY, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto CITIZENS & SOUTHERN NATIONAL BANK OF SOUTH CAROLINA, its successors or assigns forever,

(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-five Thousand and No/100 - - - - -

Dollars (\$25,000.00) due and payable

at the rate of \$283.87 per month, the first payment being due on or before the 10th day of January, 1968, and a like amount on the 10th day of each successive month thereafter, until paid in full, balance being due ten (10) years from date, to be applied first to interest, then to principal,

with interest thereon from date at the rate of 6½ per centum per annum to be paid: monthly.

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, situate, lying and being on the Eastern side of S. Main Street in the City of Greenville, and having, according to a plat prepared by C. O. Riddle, R. L. S. dated November 9, 1959, entitled "Property of Jack and Ann S. Nachman", and recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book TT, at Page 81, the following metes and bounds, to-wit:

BEGINNING at a point in the center line of a 12-inch brick wall, which point is N. 20-30 E. 50 feet from the North-eastern corner of the intersection of S. Main Street and Murphy Street, and running thence with the center line of said brick wall S. 69-30 E. 100 feet to a point on the western side of a 10-foot alley; thence with the western side of said 10-foot alley, N. 20-30 E. 24.5 feet to a point in the center line of a 12-inch brick wall; thence with the center line of said 12-inch brick wall N. 69-30 W. 100 feet to a point on the eastern side of S. Main Street; thence with the eastern side of S. Main Street S. 20-30 W. 24.5 feet to the point of beginning.

ALSO: All the right, title and interest of the Mortgagors herein in and to the party-wall situate on the northern side of said lot along with all the right, title and interest of the Mortgagors herein in and to the party-wall situate along the southern line of said lot.

ALSO: All the right, title and interest of the Mortgagors herein in and to the 10-foot alley situate at the rear of the premises hereinabove described.

This being the same property conveyed to Mortgagor by deed from Jack Nachman and Ann S. Nachman by deed recorded in the RMC office for Greenville County in Volume 713, Page 331.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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.

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SATISFIED AND CANCELLED OF RECORD

3rd DAY OF Sept. 1968

Bernice S. Jackson

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

AT 3 O'CLOCK P. M. NO. 7652

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 71 PAGE 123