

APR 2 10 59 AM 1968

BOOK 1088 PAGE 255

MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN: **Rex O'Steen Chevrolet, Inc.**

Greenville, South Carolina

, hereinafter called the Mortgagor, send(s) greetings:

THE CITIZENS & SOUTHERN NATIONAL BANK OF SOUTH CAROLINA

WHEREAS, the Mortgagor is well and truly indebted unto ~~THE CITIZENS & SOUTHERN NATIONAL BANK OF SOUTH CAROLINA~~ ~~INCORPORATED UNDER THE LAWS OF THE UNITED STATES~~, a corporation organized and existing under the laws of ~~the United States~~ **South Carolina**, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of **FOUR HUNDRED SEVENTY FIVE THOUSAND AND NO/100THS-** Dollars (\$**475,000.00**), with interest from date at the rate of **seven** per centum (**7**%) per annum until paid, said principal and interest being payable at the office of ~~THE CITIZENS & SOUTHERN NATIONAL BANK OF SOUTH CAROLINA~~ **The Citizens & Southern National Bank of South Carolina, Greenville, South Carolina**, or at such other place as the holder of the note may designate in writing, in monthly installments of **FORTY TWO HUNDRED SIXTY NINE AND 95/100THS-** Dollars (\$**4269.95**), commencing on the **1st** day of **March**, **1969**, and on the **1st** day of each month thereafter until the principal and interest are fully paid.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of **Greenville**, State of South Carolina:

All that lot of land in Greenville County, State of South Carolina, bounded by College Street, Townes Street, Elford Street and DeCamp Street and according to a survey of property of Rex O'Steen Chevrolet, Inc. made by R. W. Dalton in December, 1967, is described as follows:

BEGINNING at an iron pin at the northwestern corner of Townes Street and College Street and running thence with the northern side of College Street, N. 66-13 W. 150 feet to an iron pin at the corner of DeCamp Street; thence with the eastern side of DeCamp Street, N. 15-30 E. 224.6 feet to an iron pin; thence continuing with the offset of DeCamp Street, S. 68-40 E. 5 feet to an iron pin; thence continuing with the eastern side of DeCamp Street, N. 15-30 E. 32.5 feet to an iron pin at the corner of Elford Street; thence with the curve of the intersection, the chord of which is N. 63-25 E. 11.88 feet to an iron pin on Elford Street; thence with the southern side of said Street, S. 68-40 E. 124.22 feet to an iron pin at the corner of Townes Street; thence with the curve of the intersection, the chord of which is S. 26-35 E. 17.43 feet to an iron pin on Townes Street; thence with the western side of Townes Street, S. 15-30 W. 260.66 feet to the beginning corner.

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 equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the 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

4th DAY OF OCT. 1969

James B. Tankersley

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

APR 10 10 O'CLOCK A. M. NO 10384

FOR SATISFACTION TO THIS MORTGAGE SEE

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