

MORTGAGE OF REAL ESTATE, Offices of Eric P. King, Attorneys at Law, Greenville, S. C.
NOV 5 2 34 PM 1968STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

HOMES, INC. OF GREENVILLE, S. C. (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

THIRTY THOUSAND AND NO/100 DOLLARS (\$ 30,000.00),

due and payable Three Hundred Dollars (\$300.00) per month commencing on December 4, 1968, and continuing thereafter on the 4th day of each succeeding month until ten (10) years after date when the full remaining balance shall be due and payable, first against interest and the balance against principal. The right is granted to anticipate in full or in part at any time

with interest thereon from date at the rate of seven per centum per annum, to be paid: Monthly out of the \$300.00 monthly payment, which is to be credited first to interest and the balance to principal.

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,

ALL that piece, parcel or lot of land, with the improvements thereon, situate, lying and being in the State and County aforesaid, on the North side of West Lee Road and the South side of Meridian Avenue, being the major part of Lot 47 of Super Highway Homesites as shown on a plat recorded in the R. M. C. Office in Greenville County in Plat Book P, at Page 53, and having, according to said plat and a more recent plat entitled "Plat of Lot No. 47 of Super Highway Homesites," by Webb Surveying and Mapping Company, dated February, 1967, the following courses and distances, to-wit:

BEGINNING at an iron pin on the Northern side of West Lee Road at the joint corner of Lots 33 and 47 and running thence with the joint line of Lots 47 and 33 and 34 N. 16-25 W. 135 feet and N. 3-23 E. 139.4 feet to an iron pin on the Southern side of Meridian Avenue; thence with Meridian Avenue S. 82-51 E. 25 feet to an iron pin, corner of property conveyed by the Mortgagor to Mitchell L. Flynn; thence with the joint line of property of the Mortgagor and Flynn in the following courses and distances: S. 3-23 W. 40 feet to an iron pin; S. 15-25 E. 62 feet to an iron pin; N. 74-08 E. 75 feet to an iron pin; and N. 15-52 W. 74 feet to an iron pin on the Southern side of Meridian Avenue; thence with Meridian Avenue the following courses and distances: S. 82-51 E. 18 feet to an iron pin; S. 76-25 E. 100 feet to an iron pin; S. 64-52 E. 100 feet to an iron pin; S. 50-22 E. 95 feet to an iron pin; and S. 11-38 W. 35 feet to an iron pin on the North side of West Lee Road; thence with West Lee Road S. 74-08 W. 347.8 feet to the beginning corner.

It is the intention of the Mortgagor to include in this mortgage all of Lot 47 as conveyed to it by deed recorded in Vol. 432, at Page 354, less, however, that portion conveyed by Homes, Inc. to Mitchell L. Flynn by deed recorded in Vol. 751, at Page 161.

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.