

APR 3 3 31 PM '69

BOOK 1121 PAGE 548

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE } OLLIE FARNSWORTH  
R. M. O. 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, South Carolina (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-Nine Thousand Four Hundred Forty and no/100 DOLLARS (\$ 49,440.00 ), with interest thereon from <sup>maturity</sup> ~~date~~ at the rate of 8 per centum per annum, said principal and interest to be repaid: In 48 equal installments of \$1,030.00 each with the first installment due on June 1, 1969 with a like installment due on the first day of each successive month thereafter until paid in full, 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, Chick Springs Township, and being on the western side of Buncombe Road and being known and designated as a portion of a 3.65 acre tract according to plat of property of Tom Threatt et al, made by Piedmont Engineers and Architects February 2, 1966. The portion of this tract to be covered by this mortgage is more fully described as follows:

BEGINNING at an iron pin on P & N Railroad right of way at the joint corner of property designated as Bowers Battery Manufacturing Company and running thence N. 29-10 W. 410.9 feet to an iron pin; thence S. 70-21 W. 11.3 feet to an iron pin; thence continuing S. 70-21 W. 148.7 feet to an iron pin; thence with a new line through property S. 29-10 E. 375 feet, more or less, to an iron pin on P & N Railroad right of way; thence S. 58-30 W. 160 feet, more or less, to an iron pin, the point of beginning.

This being a portion of the property conveyed to mortgagor by deeds recorded in Deed Book 786, at Pages 381 and 382.

ALSO: all water lines, utility 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 house trailers to be executed and delivered to the mortgagee by Westgate 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.