

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE, Ashmore & Brissey, Attorneys at Law, Justice Building, Greenville, S. C.

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BOOK 1128 PAGE 449

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
OUIDEN PARNSWORTH
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Francis L. Strack and Katherine M. Strack

(hereinafter referred to as Mortgagor) is well and truly indebted unto Piedmont Properties, Inc.

(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 ---Nine Thousand Seven Hundred Seventy. Two and 85/100----- Dollars (\$9,772.85) due and payable

as stated therein,

with interest thereon from at the rate of 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, in the City of Greenville, being known and designated as Lot 2 as shown on a plat prepared by Campbell & Clarkson, dated March 25, 1964, revised July 26, 1968, entitled Final Plat Northside Gardens Pool, Inc., recorded in the RMC Office for Greenville County, South Carolina, in Plat Book UUU, at Page 43, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northwestern side of Primrose Lane at the joint corner of Lots 2 and 3 and running thence with the line of Lot 3 N. 43-12 W. 282.5 feet to an iron pin; thence N. 26-00 E. 106.1 feet to an iron pin; thence N. 52-30 E. 57.1 feet to an iron pin; thence S. 41-19 E. 355.8 feet to an iron pin on the northwestern side of Primrose Lane; thence with the northwestern side of Primrose Lane S. 62-41 W. 150 feet to the point of beginning.

ALSO:

All that certain piece, parcel or lot of land, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the east side of Holmes Drive, being known and designated as Lot 99 of White Oak Sub-division of Northside Development Company, being described according to a plat of said subdivision prepared by J. D. Pellett, Jr., August, 1946, recorded in Plat Book P, at Page 121, as follows:

Beginning at a stake on the east side of Holmes Drive, joint corner of Lots 98 and 99, and running thence with line of Lot 98 N. 85-04 E. 150 feet to a stake at joint corner of Lots 98 and 99; thence turning and running N. 4-56 W. 80 feet to a stake, joint corner of Lots 99 and 100; thence with line of Lot 100 S. 85-04 W. 150 feet to a stake on the east side of Holmes Drive, joint corner of Lots 99 and 100; thence with the east side of Holmes Drive S. 4-56 E. 80 feet to the point of beginning.

Upon payment of \$3,772.85 the property herein-described on Holmes Drive will be released from this mortgage.

This mortgage may not be assumed without written consent of the mortgagee.

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.

Received for Release of Deed Book 1128 Page 449