

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

BOOK 1141 PAGE 221

Nov 5 2 32 PM '69

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:  
OLLIE FARRIS RORTW  
R. H. C.

WHEREAS, I, J. Guy Douglas

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Company 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 Twenty-five Thousand and no/100---

as set forth in Note

Dollars (\$ 25,000.00 ) due and payable

with interest thereon from date at the rate of \_\_\_\_\_ per centum per annum, to be paid:

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, on the southerly side of Broad Street in the City of Greenville, being shown and designated as the major portion of Lot 2 on plat of property of C. F. Putnam, dated July 1955, revised January 15, 1969, by C. O. Riddle, and having according to said revised plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Broad Street, at the joint corner of Lots 1 and 2, and running thence along the joint line of said lots, S. 18-36 W. 126.3 feet to a point; thence turning and running S. 70-12 E. 35.75 feet to a point in line of property now or formerly of Hartsell; thence turning and running along Hartsell line and line of property now or formerly of Griffin, N. 18-36 E. 127.1 feet to a point on the southerly side of Broad Street; thence turning and running along the southerly side of Broad Street, N. 71-30 W. 35.75 feet to the point of beginning, RESERVING AND EXCEPTING, however, from said property unto Piedmont Natural Gas Co., Inc., its successors and assigns, a right-of-way and easement 10 feet in width along the westerly side of the property herein described from Broad Street to other property of the Grantor, said easement being for the purpose of egress and ingress, maintaining, laying, installing, and inspecting pipe lines, meters and appurtenances thereto.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 therein 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.