

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

REC'D
FEB 20 4 27 PM '70
OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Peoples Drug Store, Incorporated, a Corporation

(hereinafter referred to as Mortgagor) is well and truly indebted unto Blanche D. Martin

(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 Six Thousand and no/100 Dollars**

-----Dollars (\$36,000.00) due and payable
\$500.00 one month from date and the like sum of \$500.00 on each and every month hereafter until paid in full. Above payments to be credited first to interest and then to reduction of principal

with interest thereon from date at the rate of 5 1/2 per centum per annum, to be ~~paid~~ computed and 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, on the Northern side of U. S. Highway 276 (Gear Highway) near Travelers Rest, South Carolina in Bates Township, Greenville County, South Carolina and having, according to plat of a lot of C. B. Goodlett, prepared by Terry T. Dill, May 30, 1963 the following metes and bounds to-wit:

Beginning at an iron pin on the Northern side of U. S. Highway 276 (Gear Highway) at the joint front corner of property of the grantor and other property of said C. B. Goodlett and running thence N 47-03 W 60, 0 feet to a point, thence N 42-59 E 269.9 feet to a point on line of the grantor and property of Carrie G. Holtzclaw, thence S 48-49 E 60 feet to an iron pin at the joint rear corner of property of grantor and other property of C. B. Goodlett; thence S 42-59 W 269.9 feet to the point of beginning.

This is the same property conveyed to me by deed of even date with these presents by Blanche D. Martin, this being a purchase money mortgage.

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.