

MORTGAGE OF REAL ESTATE—Mann, Foster, Ashford & Brisse, Attorneys at Law, Justice Building, Greenville, S. C. GREENVILLE CO. S. C.

BOOK 1153 PAGE 427

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 27 1 46 PM 1970 MORTGAGE OF REAL ESTATE

OLLIE FARMER FROM THESE PRESENTS MAX CONCERN:
R. M. C.

WHEREAS, Collins Music Co., Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Peter Sasso

(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 Thousand and No/100----- Dollars (\$ 20,000.00) due and payable

in semi-annual installments of \$5,000.00 each, on principal plus interest, commencing on November 1, 1970, until paid in full,

with interest thereon from date at the rate of seven per centum per annum, to be paid: Semi-annually

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, and being shown as Lots No. 1, 2 and 3 on a plat of the Property of James H. and Inez H. Sutton, recorded in Plat Book JJ, at Page 63, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the westerly side of Duncan Road at the joint front corner of Lot No. 10 and 3, and running thence N. 58-58 W. 223.4 feet to an iron pin on the easterly side of White Horse Road; thence with White Horse Road the following courses and distances: S. 22-23 W. 74.5 feet, S. 23-56 W. 74.2 feet; S. 25-29 W. 100 feet; S. 27-12 W. 52.5 feet; thence with a curve of the intersection of White Horse and Duncan Roads, the chord of which is S. 38-19 E. 40.8 feet; thence with Duncan Road N. 71-30 E. 100 feet; N. 56-40 E. 100 feet; N. 47-49 E. 155 feet to the point of beginning.

This mortgage is junior in lien to that certain mortgage of even date in favor of Southern Bank and Trust Company in the principal amount of \$35,000.00 and filed herewith.

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.