

MORTGAGE OF REAL ESTATE

RECORDED IN R.M.C. OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA  
PLAT BOOK 1191 PAGE 498  
MAY 10 4 25 PM '71  
OLLIE FARNSWORTH  
R.M.C. MORTGAGE

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN  
QUALITY PLUMBING AND HEATING COMPANY, INC.

Greenville, South Carolina } hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto The Peoples National Bank, Greenville, South Carolina, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Thirty-One Thousand Seven Hundred Seventy-One and 20/100 Dollars (\$31,771.20), with interest from date at the rate of -six- per centum (6%) per annum until paid, said principal and interest being payable at the office of The Peoples National Bank, Greenville, S. C., or at such other place as the holder of the note may designate in writing, in monthly installments of Five Hundred Twenty-Nine and 52/100-----Dollars (\$529.52), commencing on the 20th day of June, 1971 and on the 20th day of each month thereafter until the principal and interest are fully paid.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of Greenville, State of South Carolina: on the northern side of Woodruff Road (S. C. Highway 146), in Greenville County, State of South Carolina, being shown on survey entitled Property of W. C. Fleming, dated March 23, 1962, prepared by C. O. Riddle, R.L.S., recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book AAA, at page 29, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northern side of Woodruff Road (S. C. Highway 146), at the southwestern corner of property now or formerly owned by Billy L. Wright and running thence along the line of said Wright property, N. 24-30 W. 563.8 feet to an iron pin at corner of property now or formerly owned by Arthur D. Smith; thence along said Smith line, S. 84-31 W. 163.5 feet to an iron pin at corner of property now or formerly owned by M. M. and Christine T. Jones; thence along the said Jones line, S. 16-21 E. 229.2 feet to an iron pin at corner of property now or formerly owned by B. J. Mulkey; thence along the said Mulkey line and along the line of property now or formerly owned by L. M. Saxon, S. 24-30 E. 356.3 feet to an iron pin on the northern side of Woodruff Road; thence along the Woodruff Road, N. 75-48 E. 190.7 feet to the point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed of W. C. Fleming, of even date, to be recorded herewith in the R.M.C. Office for Greenville County, South Carolina.

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 equipment now or hereafter attached to or used in connection with the real estate herein described.