

GREENVILLE, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

BOOK 1192 PAGE 451

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

Wilson Development Co., Inc.

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

The Peoples National Bank 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 & No/100ths

----- Dollars (\$ 25,000.00) due and payable

one (1) year from date

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

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 corner of New White Oak Drive and Wade Hampton Blvd. (U.S. Highway #29) according to a plat of Piedmont Engineers and Architects, revised January 20, 1969, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of Wade Hampton Blvd. and New White Oak Drive and running thence along Wade Hampton Blvd. S. 52-26 W. 200 feet; thence S. 37-34 E. 150 feet; thence parallel to Wade Hampton Blvd. N. 52-26 E. 200 feet to an iron pin on New White Oak Drive; thence along New White Oak Drive N. 37-34 W. 150 feet to the point of beginning.

A more accurate description of the mortgaged property is as follows:

All of those certain pieces, parcels or lots of land in the aforesaid county and state, known and designated as Lots 22 through 29, on the aforesaid corner of Wade Hampton Blvd. and New White Oak Drive, as shown on a plat prepared by Enwright Associates, on November 9, 1970, said plat being recorded in the aforesaid R.M.C. Office in Plat Book 4F at page 54.

Attention is called to the Restrictive Covenants and Parking Agreements on the plat and recorded.

Together with all and singular rights, members, herditaments, 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 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.