

MORTGAGE OF REAL ESTATE - Offices of HILL & JAMES, Attorneys at Law, Greenville, S. C.

JUL 20 3 47 PM '71
OLLIE FARNSWORTH
R. M. C.

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STATE OF SOUTH CAROLINA,
County of Greenville

To All Whom These Presents May Concern:

WHEREAS, William B. Long-----

hereinafter called the mortgagor(s), is (are) well and truly indebted to Southern Bank and Trust Company, Greenville, South Carolina-----hereinafter called the mortgagee(s),

in the full and just sum of Nine thousand and no/100 (\$9000.00)-----

Dollars, in and by a certain promissory note in writing of even date herewith, due and payable as follows: Payable in sixty (60) equal monthly installments of One hundred and eighty-two and 49/100 (\$182.49) dollars, the first of such being due the twentieth (20th) day of August, 1971 with like payment being due the twentieth day of each month thereafter until paid in full. with interest from date-----at the rate of Eight (8%)----- per centum per annum until paid; interest to be computed and paid monthly----- and if unpaid when due to bear interest at the same rate as principal until paid, and the mortgagor(s) has (have) further promised and agreed to pay ten per cent of the whole amount due for attorney's fee, if said note be collected by an attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That the said mortgagor(s) in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to the mortgagor(s) in hand well and truly paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said mortgagee(s) the following described real property:

All that piece, parcel, lot of land, with the improvements thereon situate, lying and being on the Southern side of Pendleton Street in the City of Greenville, County of Greenville, State of South Carolina, being shown as Lot 6 of Block 1, on Sheet 88, Greenville County Tax Maps, in the Block Book Department, Greenville County Court House and having according to a plat of same prepared by C. M. Furman, Jr., Engineer, dated October 17, 1923, the following metes and bounds to-wit:

Beginning at a point on the Southern side of Pendleton Street 214.2 feet West from the Northwestern corner of property now or formerly known as the American Bank and Trust Company property, and running thence along the Southern side of Pendleton Street S. 69-00W. 74 feet to an iron pin; thence S. 23-15 E. 68 feet to an iron pin; thence N. 69-00 E. 72 feet to an iron pin; thence S. 22-00 E. 68 feet to the point of beginning.

This being the same piece of property conveyed to C. H. Yates by deed of H. B. Bates dated December 4, 1928, and recorded in the R. M. C. Office for Greenville County in Deed Book 127, page 265, on December 10, 1928 and by deed of E. Inman, Master dated May 12, 1934, and recorded the same date in the R. M. C. Office for Greenville County in Deed Book 177 at page 5. Said Charles H. Yates subsequently died testate on June 15, 1944, and by the terms of his last Will and Testament named W. E. Thompson and Marion M. Hewell as Co-Trustees of his estate with full power to convey real estate, with the South Carolina National Bank of Charleston, Greenville Branch, designated as alternate trustee in the event either should fail for any cause to qualify as such or should die before their duties under the Will were fully performed. W. E. Thompson predeceased Charles H. Yates, leaving Marion M. Hewell and the S. C. N. Bank of Charleston, Greenville Branch, Co-Trustees under the terms of the Will. The estate of Charles H. Yates is filed in the Probate Court for Greenville County in Apartment 512, File 1, and reference is made thereto for the terms of his trust created by the Will of Charles H. Yates.