

FILED
GREENVILLE CO. S.C.

BOOK 1202 PAGE 169

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

AUG 18 4 46 PM '71

OLLIE FARNSWORTH
R. H. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Cecil S. Adams (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Harry R. Stephenson, Jr., as Trustee (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 ----- Fifty Eight

Thousand Five Hundred Dollars-----DOLLARS (\$ 58,500.00), with interest thereon from date at the rate of seven per centum per annum, said principal and interest to be repaid:

Payable \$29,250.00 on August 10, 1972 and \$29,250.00 on August 10, 1973. The Trustee agrees that this note shall only bear interest of 3½% if the obligor pays the sum of \$29,250.00 plus interest on or before August 10, 1972 and likewise the final payment of \$29,250.00 shall bear interest only at the rate of 3½% per annum provided said payment is made to the Trustee on or before August 10, 1973. Likewise, the obligor reserves the privilege of prepayment of the balance due on said note and mortgage which it secures after December 31, 1971.

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 Deborah Lane on Saluda Lake, being shown as Lots 5, 6, 7, 8 and 9 of Section B of Lake Wood, on a plat made by Thomas N. Wellborn, on June 12, 1950 and recorded in Plat Book Y at Page 99, and described as follows:

BEGINNING at a stake on the Southern side of Deborah Lane at the corner of Lot 2 and running thence with the Southern side of said Lane and crossing said Lane as shown on said plat, N. 57-03 W. 296 feet, more or less, to the shore line of Saluda Lake; thence with the shore line of said Lake, as the line in a Southerly direction 505 feet, more or less, to the corner of Lot 4; thence with the line of said lot crossing Deborah Lane as shown on said plat, N. 35-55 E. 216 feet, more or less, to a stake in the line of Lot 2; thence with the line of said lot, N. 13-17 W. 78 feet to the beginning corner.

Being the same property conveyed to the Mortgagor by deed recorded in Deed Book 521 at Page 488; deed recorded in Book 524 at Page 220 and deed recorded in Book 523 at Page 355.

This description includes a segment of Deborah Lane as shown on said plat which has never been opened for public use.

This mortgage is given as additional collateral to secure a note in the amount of \$58,500.00 dated August 10, 1971, given by Adams, Inc. to Harry R. Stephenson, Jr. as Trustee, and which is guaranteed by Cecil S. Adams, individually.

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 any other equipment or 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.