

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

AUG 24 10 12 AM '71
OLLIE FARNSWORTH
R. M. C.

BOOK 1203 PAGE 636

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Edwards Furniture and Appliances, Incorporated

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Travelers Rest

(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-Eight Thousand and no/100

Dollars (\$ 28,000.00---) due and payable
in equal monthly installments of Three Hundred Fifty and no/100 (\$350.00) Dollars per month
with the first payment due and payable on June 15, 1971, and on a like date of each month
thereafter until paid in full, payment first being applied to payment of interest with
remainder to principal.

with interest thereon from date at the rate of 7-1/2 per centum per annum, to be paid: 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, Bates Township, lying and being on the east side of Buncombe Street in the Town of Travelers Rest, South Carolina bounded on the north by property of Warren H. Martin, on the east by land of C. B. Goodlett, on the south by lands of W. B. Morgan and Annie Grace Morgan and on the west by said Buncombe Street, or Greenville Hendersonville Highway and having the following metes and bounds, to-wit:

BEGINNING on the east side of Buncombe Street corner of property conveyed to Warren H. Martin by J. G. McAlister, and running thence with Buncombe Street S. 1-1/4 E. 101 feet to an iron pin, Morgan's corner; thence with Morgan's line N. 88-3/4 E. 318 feet to an iron pin on Grassy Branch; thence N. 3-1/2 E. with said branch; 101 feet to an iron pin, corner of Warren H. Martin's line S. 88-3/4 W. approximately 326 feet to the beginning corner.

The foregoing description calls for a width on the frontage and rear of 100 feet but the actual frontage and rear width is 97-1/2 feet, this figure having been obtained by actual measurement.

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