

STATE OF SOUTH CAROLINA ) AUG 31 2 30 PM '71  
COUNTY OF GREENVILLE ) MORTGAGE OF REAL ESTATE  
OLLIE FARNSWORTH  
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

JANE B. PATRICK and CHARLES HUGH PATRICK, JR., hereinafter referred to as Mortgagors,  
WHEREAS, PAT-CHEM, INC.,

(hereinafter referred to as Mortgagee) is well and truly indebted unto THE PEOPLES NATIONAL BANK

Pat-Chem, Inc.'s  
(hereinafter referred to as Mortgagee) as evidenced by the ~~NOTE~~ promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of  
One Hundred Twenty-Five Thousand and No/100-----Dollars (\$125,000.00 ) due and payable  
according to the terms of the aforesaid note,

with interest thereon from \_\_\_\_\_ date at the rate of 7-1/2% per centum per annum, to be paid: Monthly.

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, being shown as Lot No. 48 on a Plat of Section F of Gower Estates, made by R. K. Campbell and Webb Surveying & Mapping Company, dated November, 1965, recorded in Plat Book JJJ, at page 99, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of Aldridge Drive at the joint front corner of Lots 47 and 48 and running thence along the line of Lot 47, S. 61-30 W. 224.6 feet to an iron pin; thence S. 26-30 E. 97 feet to an iron pin; thence with the line of Lot 49, N. 62-08 E. 234.4 feet to an iron pin on the southwest side of Aldridge Drive; thence with the curve of Aldridge Drive (the chord being N. 14-42 W. 32 feet) to an iron pin; thence still along Aldridge Drive, N. 39-18 W. 70 feet to the point of beginning.

The within mortgage represents a second mortgage on the above described property and is junior in rank to that certain mortgage to Fidelity Federal Savings & Loan Association executed July 21, 1967, and recorded in Mortgage Book 1064, at page 205, in the RMC Office for Greenville County.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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.