

MORTGAGE OF REAL ESTATE—Office of Wycherley, Egan & Parham, P.A. Greenville, S. C.

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BOOK 1205 PAGE 417

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARRIS HORN
R. H. G.
MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: S.T.P.B., INC.

(hereinafter referred to as Mortgagor) SEND (S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto The South Carolina National Bank of Charleston, Greenville Branch (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 TWELVE THOUSAND AND NO/100-----DOLLARS (\$12,000.00) with interest thereon from date at the rate of 7 per centum per annum, said principal and interest to be repaid as follows:

To be paid in sixty (60) equal monthly installments of \$237.62, the first payment due and payable one month from date, and subsequent payment thereafter on the same date of each month until paid in full.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, situate, lying and being in the City of Greenville, on the South side of Perry Avenue, known as No. 505 Perry Avenue, and having the following metes and bounds, to-wit:

BEGINNING at a stake on the South side of Perry Avenue, 100 feet from corner of Perry Avenue and Leach Street, and running thence along Perry Avenue N. 66-15 W. 100 feet to a stake on Perry Avenue; thence S. 23-45 W. 200.4 feet to an iron pin; thence S. 66-15 E. 100 feet to an iron pin; thence N. 23-45 E. 200.4 feet to the beginning corner on Perry Avenue.

This being the same property conveyed to the South Carolina National Bank of Charleston, as Trustee by deed of Conyers N. Ross, recorded in Deed Book 808 at Page 269 in the Office of the P. O. for Greenville County.

This conveyance is subject to all restrictions, set back lines, easements, rights-of-way, if any, affecting the above described property.

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.