

MORTGAGE OF REAL ESTATE, Office of Jones, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.
GREENVILLE CO. S. C.

FILED
DEC 5 4 21 PM '71

STATE OF SOUTH CAROLINA } OLLIE FARNSWORTH
COUNTY OF GREENVILLE } R. H. C. MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
PREMIER INVESTMENT COMPANY, INC. (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Rackley-Hawkins, Ltd.

(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

Two Thousand and no/100----- DOLLARS (\$ 2,000.00),
with interest thereon from date at the rate of 7 3/4% per centum per annum, said principal and interest to be repaid: Six minths from date or upon the sale of the subject property whichever occurs first.

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 114 on plat entitled "Hillsborough, Section II" recorded in Plat Book 4F at Page 51 in the R.M.C. Office for Greenville County and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the southern side of Libby Lane at the joint front corner of lot 115 and running thence with the line of lot 115 S. 17-27 E. 172 feet to an iron pin; thence S. 84-43 W. 114.9 feet to an iron pin at the rear corner of lot 113; thence with the line of lot 113 N. 20-27 W. 148 feet to an iron pin on the southern side of Libby Lane; thence with the southern side of Libby Lane N. 72-33 E. 120 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of Rackley-Hawkins, Ltd. to be recorded herewith.

This mortgage is junior in lien to the mortgage of First Federal Savings and Loan Association in the amount of \$24,000.00 to be recorded herewith.

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.