

FILED

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE BY A CORPORATION Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DEC 7 2 46 PM '71
OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE BY A CORPORATION

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, **COFFEE STREET REALTY COMPANY**
a corporation chartered under the laws of the State of **South Carolina**
(hereinafter referred to as Mortgagor) is well and truly indebted unto

THE PEOPLES NATIONAL BANK
GREENVILLE, SOUTH CAROLINA

(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 THOUSAND AND NO/100 -----Dollars(\$ 20,000.00) due and payable
in full one year from date

with interest thereon from date at the rate of $6\frac{1}{2}$ per centum per annum, to be paid: quarterly

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 its 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, City of Greenville.**

BEGINNING at an iron pipe set at the southwest corner of North and Irvine Streets, thence North 68 degrees 47 minutes West along the south side of North Street 67.3 feet to an iron pipe on the east side of a 10 foot alley, thence South 20 degrees 28 minutes West along said 10 foot alley 142.29 feet to an iron pipe; thence South 69 degrees 42 minutes East 67.0 feet to an iron pipe on the west side of Irvine Street; thence North 20 degrees 35 minutes East along the west side of Irvine Street 141.2 feet to the point of beginning.

ALL being substantially as shown on the plat of said piece or parcel of land which said plat is recorded in Plat Book H, Page 158, in the office of the Register of Mesne Conveyance for Greenville County.

ALSO all of the right, title and interest of the grantor in and to a ten foot strip along the western side of the above lot, which said ten foot strip is subject to a right-of-way easement, as set out in a deed by Louise H. McDavid to Mary P. Hinkle, dated April 1st, 1919, and recorded in Volume 54, Page 4, and the conveyance of this ten foot strip is subject to the terms of said easement.

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 Morgagor 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.

LEATHERWOOD, WALKER, TODD & MANN