

FILED  
GREENVILLE CO. S. C.

BOOK 1224 PAGE 601

MORTGAGE OF REAL ESTATE—Mann, Hester, Ashmore & Brissey, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

OLLIE FARNSWORTH  
R. M. C.

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Southern Industrial Mechanical, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Peoples National Bank

(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 Sixty-Two Thousand and No/100-----  
Dollars (\$ 62,000.00 ) due and payable

\$7,750.00 on principal three (3) months from date, and a like amount each three (3) months thereafter. Balance due two (2) years from date.

with interest thereon from date at the rate of 7½ 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 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 being known and designated as Lots Nos. 22, 23, 24, 25, 26, 27, 38, 39 40 and 41 on plat of Paris-Piney Park recorded in the R. M. C. Office for Greenville County, in Plat Book "H", at Pages 19 and 20, and having, according to said Plat, the following metes and bounds, to-wit:

LOTS NOS. 22 THROUGH 27: BEGINNING at an iron pin on the southwestern side of Piney Mountain Road at the joint front corner of Lots Nos. 21 and 22 and running thence along the joint line of said Lots S. 34-30 W. 215 feet to an iron pin on the northern side of Apopka Avenue; thence along the northern side of said Avenue S. 55-30 E. 300 feet to an iron pin at the joint corner of Lots Nos. 27 and 28; thence along the joint line of said Lots N. 34-30 E. 146 feet to an iron pin on the southwestern side of Piney Mountain Road; thence along said Road as follows: N. 25-12 W. 58.7 feet to an iron pin; N. 32-31 W. 54.8 feet to an iron pin; N. 40-57 W. 51.2 feet to an iron pin; N. 53-28 W. 50.1 feet to an iron pin; N. 57-14 W. 100 feet to the point of beginning.

LOTS NOS. 38 THROUGH 41: BEGINNING at an iron pin on the southwestern side of Apopka Avenue at the joint corner of Lots Nos. 37 and 38 and running thence along said Avenue S. 55-30 E. 200 feet to an iron pin at the joint corner of Lots Nos. 41 and 42; thence along the joint line of said Lots S. 34-30 W. 150 feet to an iron pin; thence N. 55-30 W. 200 feet to an iron pin at the joint corner of Lots 38 and 37; thence along the joint line of said Lots N. 34-30 E. 150 feet to the point of beginning.

ALSO: The following described lots situate in the County of Greenville, State of South Carolina:

A portion of Lots Nos. 20 and 21 on Plat of Subdivision known as Paris-Piney Park, recorded in the R. M. C. Office for Greenville County, in Plat Book "H", at Page 19, and shown on Plat of Property of James W. Meade, et al, recorded in Plat Book "MMM", at Page 117 and situate on the northeastern side of Apopka Avenue.

ALSO: Lot No. 35 on the southwestern side of Apopka Avenue shown on Plat of Leawood Extension, recorded in the R. M. C. Office for Greenville County, in Plat Book "M", at Page 35. Said lot fronts 50 feet on the southwestern side of Apopka Avenue and runs back in parallel lines to a depth of 150 feet and is 50 feet across the rear.

ALSO: Lot No. 7 on Plat of Cherokee Park (also referred to as North Cherokee Park) as shown on Plat thereof recorded in the R. M. C. Office for Greenville County, in Plat Book "C", at Page 96. Said lot fronts 50 feet on the northwestern side of Conestee Avenue and runs back in parallel lines to a depth of 168 feet and is 50 feet across the rear.

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.