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GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE—Mann, Foster, Ashmore & Brissey, Attorneys at Law, Justice Building, Greenville, S.C. 1225 PAGE 41

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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE OLLIE FARNSWORTH  
R. M. C.

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

WHEREAS, Thomas A. Lee, Sr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Citizens & Southern National Bank of 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  
Four Hundred Seven Dollars and Ninety-three Cents (\$407.93), payable monthly, beginning one month from the date hereof and Four Hundred Seven Dollars and Ninety-three Cents (\$407.93) on the same day of each month thereafter, until the principal with interest to accrue thereon is fully paid; provided, however, unless sooner paid, the entire indebtedness shall be due and payable five years from the date hereof. Each said monthly installment, or any portion thereof, to be applied first to the payment of interest accrued to the date of receipt of said installment and the balance, if any, with interest thereon from date at the rate of 8 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 and City of Greenville, situate, lying and being on the Northwestern side of Cureton Street, being known and designated as Lot 13 on plat of Resurvey of Block G. & M, W. W. Carter Assoc., said plat being recorded in the R. M. C. Office for Greenville County, in Plat Book "H", at Page 288 and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Cureton Street, joint front corner of Lots 12 and 13 and running thence with the common line of said Lots N. 26-30 W. 160 feet to an iron pin; thence with the common line of Lots 13 and 27 N. 63-35 E. 68.4 feet to an iron pin; thence S. 25-51 E. 160 feet to an iron pin on the northwestern side of Cureton Street; thence with Cureton Street S. 63-35 W. 66.8 feet to an iron pin, the point of beginning.

ALSO: All that piece, parcel or lot of land in the City and County of Greenville, State of South Carolina, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Cureton Street at the southeastern corner of Lot 13 and running thence along the eastern line of Lot 13 N. 25-51 W. 160 feet to an iron pin at the joint corner of Lots 13 and 27, running thence with the western side of Longview Terrace S. 31-57 E. 94.5 feet to a point; thence continuing with the western side of Longview Terrace S. 35-20 E. 46 feet to a point; thence in a southerly direction along the arc of a 17-foot radius at the intersection of Longview Terrace and Cureton Street 29.5 feet to the point of beginning.

This mortgage is given in order to secure a loan made to Carolina Caster & Equipment Company, Inc.

This is a second mortgage, being junior in lien to a first mortgage to United Mortgagee Servicing Corporation, recorded in Mortgage Book 1107, at Page 191, the balance now due and owing being \$16,160.44.

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.