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MORTGAGE OF REAL ESTATE GREENVILLE, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

APR 17 9 32 AM '72

MORTGAGE OF REAL ESTATE

DOLLIE FARNSWORTH ALL WHOM THESE PRESENTS MAY CONCERN:
R. M. C.

BOOK 1229 PAGE 307

WHEREAS, James C. Ryan, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Peoples National Bank of 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 Seventy-Five Thousand and no/100-----

----- Dollars (\$ 75,000.00) due and payable
One (1) year from date.

with interest thereon from date at the rate of 6 1/2% per centum per annum, to be paid: Semi-Annually

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, City of Greenville, on the north side of Crescent Avenue, and known and designated as Lots 20, 21, and 22 and a portion of Lots 24, 25, and 26, of Cagle Park Company, a plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book C, at page 238; also the western portion of Lot 25, according to a plat of Crescent Terrace which is recorded in said office in Plat Book E, at page 137, and having according to a survey and plat made by Dalton and Neves, Engineers, August, 1937, and recorded in the R. M. C. Office for Greenville County in Plat Book SSS, page 398, the following metes and bounds, courses and distances, to-wit:

"BEGINNING at an iron pin on the north side of Crescent Avenue (formerly Mills Avenue) 259 feet from the northwest intersection of Crescent Avenue and Capers Street, and running thence N. 5-10 W. 331 feet to an iron pin; thence S. 89-32 W. 19.6 feet to an iron pin, the eastern line of Lot No. 24; thence along the eastern side of Lot No. 24, N. 5-10 W. 10.2 feet to an iron pin; thence S. 89-07 W. 173.1 feet to an iron pin; thence S. 0-10 W. 32 feet to an iron pin, the rear joint corner of Lots Nos. 19 and 20; thence along the joint line of said lots, S. 0-23 W. 260.9 feet to an iron pin in the line of Crescent Avenue; thence along the curved line of Crescent Avenue, S. 62-52 E. 18.7 feet to a point; thence S. 67-16 E. 51.3 feet to a point; thence S. 77-35 E. 70 feet to a point; thence S. 89-17 E. 69.6 feet to a point; thence N. 84-35 E. 23.8 feet to the point of beginning."

This being the identical property conveyed to me by deed of Dorothy P. Ramsaur, J. Kelly Sisk, and A. F. Burgess, as executors of last will of Roger Craft Peace, by deed dated April 2, 1971, and recorded April 6, 1971, in Greenville County Deed Book 912 at Page 173.

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.