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GREENVILLE CO. S. C.

BOOK 1239 PAGE 572

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

JUN 30 4 31 PM '77

OLLIE FARNSWORTH  
R. M. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

T. Walter Brashier and W. Glenn Hawkins  
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto

First Piedmont Mortgage Company, Inc.  
(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 Hundred Thousand and No/100----- DOLLARS (\$ 200,000.00 ),  
with interest thereon from date at the rate of 8 per centum per annum, said principal and interest to be repaid: on or before two (2) years from date, with interest thereon from date at the rate of eight per cent, per annum, to be computed and paid annually.

As part of the consideration of this mortgage agreement, the mortgagee is advancing the sum of \$150,000.00 and certain costs, and the remaining portion of \$50,000.00 shall only be disbursed upon the approval of the mortgagee.

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 signing 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, on the Northernly side of Park Avenue, on the Easterly side of Bennett Street and Westerly side of North Church Street (formerly Elford Street) in the City of Greenville, S. C., and having, according to a survey entitled "Property of Frances McKay Peace" made by R. E. Dalton, dated September, 1939, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Easterly corner of the intersection of Park Avenue and Bennett Street and running thence along the Northernly side of Park Avenue, S. 62-40 E. 280.1 feet to an iron pin at the corner of North Church Street (formerly Elford Street); thence along the Westerly side of North Church Street (formerly Elford Street), N. 46-36 E. 330 feet to an iron pin; thence N. 43-53 W. 286.8 feet to an iron pin; thence N. 78-09 W. 140.5 feet to an iron pin; thence N. 66-0 W. 118.4 feet to an iron pin on the Easterly side of Bennett Street; thence along said Street, S. 2-0 E. 215.7 feet to an iron pin; thence continuing along said Street, S. 18-05 W. 175 feet to an iron pin, the point of beginning.

LESS HOWEVER, that portion of the above-described property that was conveyed for the purpose of widening North Church Street (formerly Elford Street), which Street constitutes the Southeasterly boundary of the property herein conveyed.

This is the same property conveyed to the mortgagors by deed of Frances McKay Peace (now Frances Peace Bunnelle) 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.