

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE MORTGAGE OF REAL ESTATE TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED GREENVILLE CO. S. C. DEC 7 2 26 PM '72 ELIZABETH RIDDLE R.M.C.

WHEREAS, JOSEPH M. MARTIN

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE BICYCLE SHOP

(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 FIFTEEN THOUSAND AND NO/100THS

Dollars (\$15,000.00) due and payable

on demand

with interest thereon from date at the rate of eight per centum per annum, to be paid:

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, near the City of Greenville, being known and designated as Lot No. 80, Section IV, JUDSON MILL VILLAGE, which plat is recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book K at pages 75 and 76 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Sixth Street at the joint front corner of Lots Nos. 79 and 80, said iron pin being 54 feet east from the southeastern intersection of Sixth Street and Neubert Avenue and running thence S. 1-42 E. 122.8 feet to an iron pin; thence along the line of lot No. 44 N. 88-10 E. 80 feet to an iron pin; thence along the line of lot No. 81 N. 1-42 W. 122.4 feet to an iron pin on Sixth Street; thence along the southern side of Sixth Street S. 88-10 W. 80 feet to the beginning corner.

This is the identical property conveyed to the mortgagor herein by deed of Edna S. Madden, dated May 29, 1964, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Volume 750 at page 104.

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 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.

Peoples National Bank

The Bicycle Shop

7th Dec 72
1260 144
21st Dec 72 1657