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BOOK 1260 PAGE 25

USL—FIRST MORTGAGE ON REAL ESTATE

ELIZABETH WOODLE,  
L.M.S.**MORTGAGE**

State of South Carolina }

COUNTY OF GREENVILLE }

To All Whom These Presents May Concern: Threatt-Maxwell Enterprises, Inc.

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, S. C. (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-one Thousand and No/100-----

DOLLARS (\$ 21,000.00), with interest thereon from date at the rate of seven and one-half per centum per annum, said principal and interest to be repaid as therein stated, and

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 purpose.

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 northern side of Pettigru Street, in the City of Greenville, being shown and designated as Lot 2 of Block 4, on a Plat of Boyce Lawn Addition, prepared by E. T. Lawrence, revised January 22, 1908, recorded in the RMC Office of the Greenville County Courthouse in Plat Book A, at Page 178, and being described according to said plat more particularly, to-wit:

BEGINNING at an iron pin on the northern side of Pettigru Street at the joint front corner of Lots 1 and 2 and running thence with the common line of said lots, N. 15-00 W. 126 feet 1 inch to an iron pin at the joint rear corner of said lots; thence along the rear line of Lot No. 2, N. 76-45 W. 66 feet 8 inches to an iron pin at the joint rear corner of Lots 2 and 3; thence with the common line of said lots, S. 15-00 E. 126 feet 1 inch to an iron pin at the joint front corner of said lots on the northern side of Pettigru Street; thence along Pettigru Street, S. 76-45 W. 66 feet 8 inches to an iron pin, the point of beginning.

The above described property is conveyed subject to all easements, right-of-ways or restrictions existing or of record affecting said property.

The above described property is the same conveyed to Threatt-Maxwell, Inc. by Deed recorded in Deed Book 962 at Page 407, RMC Office, Greenville County Courthouse, Greenville, S. C.

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.