

OK Rec
DC

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE

FILED
DEC 14 4 36 PM '72

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ELIZABETH RIDDLE

WHEREAS, Virginia L. Jenkins

(hereinafter referred to as Mortgagor) is well and truly indebted unto Palmetto Insurance & Realty, 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 Eight Thousand and No/100

----- Dollars (\$ 8,000.00 due and payable

one (1) year after date or upon sale or transfer of property known and designated as Lot No. 7 on a plat of Piedmont Manufacturing Co. recorded in Plat Book Z at page 11, whichever first occurs.

with interest thereon from date at the rate of eight (8%) per centum per annum, to be paid: on Maturity

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee'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 (known as Piedmont Barber Shop Building) situate, lying and being on the Westerly side of Main Street in the Town of Piedmont, and known and designated as Lot 7 on a plat entitled "Property of Piedmont Manufacturing Co., Greenville County, Piedmont, S. C." made by Dalton & Neves, April, 1950 and recorded in the R.M.C. Office for Greenville County in Plat Book Z at page 11 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin at the Southwestern corner of Main Street and Front Street and running thence along the westerly side of Main Street S. 34-08 W. 27 feet to a point opposite the center of a 13" party wall and at the joint front corner of Lots 6 and 7; thence along the center of said 13" party wall, N. 55-58 W. 43.3 feet to the center of another 13" party wall; thence along the center of the second referred to 13" party wall, N. 34-08 E. 22 feet to a point on the Northerly edge of the Northerly wall of the building hereby conveyed; thence continuing N. 34-08 E. 5 feet to an iron pin on the Southerly side of Front Street; thence along the Southerly side of Front Street, S. 55-58 E. 43.3 feet to an iron pin the point of beginning.

This is the same property conveyed to the Mortgagor by deed of Roy Jenkins of even date to be recorded herewith.

ALSO: ALL that piece, parcel or lot of land with all buildings and improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in or near the Town of Piedmont, being known and designated as Lots 10, 11, and 12 on a plat of property of Foy C. and Frances G. Davis, recorded in Plat Book S, page 69 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly edge of S. C. Highway #20 (formerly U. S. Highway 29), joint front corner of Lots 9 and 10, and running thence along the edge of said highway, N. 4-30 E. 255 feet to an iron pin at the joint corner of Lots 12 and 13; thence with the joint line of said lots, S. 87-30 E. approximately 545 feet to the Southern Railroad; thence S. 4-35 W. 255 feet to an iron pin at the joint rear corner of Lots 9 and 10; thence S. 85-35 E. approximately 545 feet to the point of beginning. LESS, HOWEVER, a 3' strip sold off to M. L. Prope.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.