

MORTGAGE OF REAL ESTATE Office of Love, Thigpen, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Walter H. Euler and

Helen E. Euler

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

WHEREAS, the Mortgagor is well and truly indebted unto North Carolina National Bank

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated hereth by reference, in the sum of

Twenty-two Thousand and no/100-----DOLLARS (\$ 22,000.00),
with interest thereon from date at the rate of 7 1/2% per centum per annum, said principal and interest to be repaid: one year from date with interest to be paid quarterly and to be computed at the rate of 7 1/2% per annum

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, situate on the northern side of Maximilian Drive, being shown as lot no. 1 on a plat entitled "Property belonging to Frank B. Edwards, Greenville County, South Carolina" prepared by H. B. Frankenfield, Jr., dated December 11, 1956, and also lots nos. 1969, 1970 and 1971 on a plat of the property of Lake Lanier Development prepared by George Kershaw, dated October 7, 1925, and recorded in Plat Book G at Page 60 in the R.M.C. Office for Greenville County, and also being shown as a tract containing 1.127 acres on a plat of the property of Walter H. and Helen E. Euler dated November, 1972, prepared by Sam T. Marlowe and Associates and recorded in Plat Book 210 at Page 118 in the R.M.C. Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Maximilian Drive at the joint front corner of lot 1 and lot 2 and running thence with Maximilian Drive N. 77-45 W. 145.18 feet to an iron pin at the corner of a County Road; thence with said Road N. 24-00 W. 273.79 feet to an iron pin on the southern side of Maxorrick Loop; thence with said Loop S. 81-11 E. 137 feet to an iron pin; thence still with said Loop N. 78-25 E. 120.06 feet to an iron pin at the joint rear corner of lot 1 and lot 2; thence S. 0-03 E. 289.99 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Alvin L. Pace and Myrtle Lea Pace 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.