

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RECORDED
DEC 22 12 58 PM '72

MORTGAGE OF REAL ESTATE
(CORPORATION)
TO ALL WHOM THESE PRESENTS MAY CONCERN:

ELIZABETH RIDDLE
R.M.C.

WHEREAS, RHODES, INC., a corporation organized and existing under the laws of the State of Georgia, (hereinafter referred to as Mortgagor) is well and truly indebted unto WALTER S. GRIFFIN AND R. S. SMALL

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith in the sum of: ONE HUNDRED THIRTY FIVE THOUSAND AND no/100 * * * * * (\$135,000.00) Dollars (\$135,000.00) due and payable as provided for under the terms and conditions of said note, which are incorporated herein by reference and made a part hereof as though they set forth herein, ~~WHEREAS THE MORTGAGOR HAS HEREBY ACKNOWLEDGED THAT THE MORTGAGEE HAS PAID THE TAXES AND OTHER CHARGES ON THE PROPERTY SUBJECT TO THIS MORTGAGE~~

DUE AND PAYABLE on January 5, 1973.

The within note shall bear no interest.

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 piece, parcel or lot of land situate, lying and being at the northwestern corner of the intersection of Laurens Road with East Parkins Mill Road, in the City of Greenville, County of Greenville, State of South Carolina, being all of Lot No. 1 and a portion of Lot No. 2 on a plat of the property of Mary V. Harmon, made by Dalton & Neves, Engineers, dated March 1944, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book N, page 175, and being shown as Lot No. 1 on a plat of the property of Walter S. Griffin and R. S. Small made by Campbell & Clarkson, Surveyors, Inc. dated December 4, 1972, recorded in the R. M. C. Office for Greenville County, S.C. in Plat Book 4-T, page 43, and having according to the last mentioned plat the following metes and bounds, to-wit:

BEGINNING at a point at the northwestern corner of the intersection of Laurens Road and Parkins Mill Road (said beginning point being located S 25-20 E 257.1 feet from the joint front corner of Lots Nos. 2 and 3 of the property of Mary V. Harmon) and running thence along the northern side of Parkins Mill Road, S 66-35 W 679.7 feet to an iron pin; thence N 21-09 W 146.6 feet to a point on the line of Lot No. 2; thence along the line of Lot No. 2, N 64-30 E 668.57 feet to a point on the western side of Laurens Road; thence along the western side of Laurens Road, S 25-20 E 170 feet to an iron pin, the point of BEGINNING.

The within mortgage is a purchase money mortgage, the above described property having been conveyed by the mortgagee herein to the mortgagor herein by deed of even date herewith.

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 Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 13 PAGE 62

12th
Clemens and Bank
3:37 P 1972