

AFFIDAVIT
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WYCHE, BURGESS, FREEMAN & PARHAM, P.A.
P. O. BOX 10207

BOOK 1267 PAGE 451

MORTGAGE OF REAL ESTATE—Office of Wyche, Burgess, Freeman & Parham, P.A. Greenville, S. C.

REGULATION NO. 2
COMPLIED WITH
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

FEB 21 3 04 PM '73

DONNIE S. TANNER
R.M.C. MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

GRAVES ELECTRIC SUPPLY COMPANY

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

WHEREAS, the Mortgagor is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY (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 One Hundred Sixty Thousand & No/100 (\$160,000.00) - - - - - DOLLARS (\$XXXXXXXXXXXXXXXXXX) with interest thereon from date at the rate of 7½% per centum per annum, said principal and interest to be repaid as follows:

Payable in 120 equal monthly installments of \$1,899.30, including principal and interest, the first payment to begin April 1, 1973.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced 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 heirs, successors and assigns the following described piece or lot of land, with all improvements thereon, or hereafter constructed thereon:

I

That triangular piece, parcel or lot of land, being the rear portion of the lot shown as Lot No. 10 on a plat in Plat Book ZZ, at page 482, said triangle having the following metes and bounds, to-wit:

BEGINNING at an iron pin in rear line of property of Graves Electric Supply Company and running thence with the line of said property S. 27-40 E. 72.40 feet to an iron pin; thence turning and running S. 82-36 W. 36.7 feet to a point; thence turning and running N. 2-20 E. 68.9 feet to the point of beginning. (Deed Book 888, Page 299)

II

ALL that piece, parcel or lot of land situate, lying and being in the City of Greenville, State of South Carolina, known as 122 River Street, Greenville, South Carolina, and having, according to a plat of property of grantee prepared by Campbell and Clarkson, dated August 8, 1966, and recorded in the office of the R.M.C. for Greenville County, S. C., in Plat Book NNN, at Page 21, the following metes and bounds, to-wit:

BEGINNING at the southeast intersection of Academy Street Loop and River Street and running S. 2-52 W. 59.15 feet along River Street to an iron pin; thence turning and running S. 84-18 E. 146 feet to an iron pin; thence turning and running N. 2-20 E. 44 feet to an iron pin; thence turning and running N. 78-23 W. 147.1 feet along Academy Street Loop to the point of beginning. (Deed Book 804, Page 645)

(Description of properties continued on page 2, attached hereto.)

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.