

RECORDING NO. 22
COMMONWEALTH OF REAL ESTATE
M.C.

FILED
GREENVILLE CO. S. C.

BOOK 1270 PAGE 586

Office of W. J. Burgess, Freeman & Parham, P.A. Greenville, S. C.

DEBBIE S. TAMMERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Financial Planning Associates, Inc.

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

WHEREAS, the Mortgagor is well and truly indebted unto Equipment Leasing Corporation of South Carolina and Triangle Construction Company, 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 ^{total} Two Hundred and Seventy Seven Thousand DOLLARS (\$ 277,000.00) with interest thereon from date at the rate of 5 per centum per annum, said principal and interest to be repaid as follows: \$25,000 on April 1, 1974, \$25,000 on April 1, 1975, \$50,000 on April 1, 1976 and \$50,000 on the first day of April each year thereafter until paid in full on or before April 1, 1979.

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, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, within the corporated limits of the City of Greenville, as is more fully shown on a survey for Robert L. Watkins, Jr., prepared by Carolina Engineering & Surveying Co., dated July 13, 1970, revised May 8, 1971, and recorded in the R.M.C. Office for Greenville County in Plat Book 4-K at Page 25, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin at the intersection of Church Street and Rose Avenue and running thence along the eastern edge of the right-of-way of Church Street, N25-13E 371.4 feet to an iron pin at the intersection of Church Street and Pearl Avenue and running thence with the intersection of said Church Street and Pearl Avenue N68-21E 36.6 feet to an iron pin on the southern side of Pearl Avenue; thence with the southern side of Pearl Avenue S68-50E 207.5 feet to an iron pin; thence continuing with the southern side of Pearl Avenue N80-39E 54.8 feet to an iron pin; running thence S2-0E 268.0 feet to an iron pin on the northern side of Rose Avenue; thence with the northern side of Rose Avenue S83-00W 449.5 feet to the point of beginning.

This mortgage is Junior in Lien and subordinate to that certain mortgage to Jefferson Standard Life Insurance Company dated March 1973 recorded in the office of the R.M.C. for Greenville County in Book at Page

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.