

REGISTRATION NO. 22
COMPLETED

BOOK 1270 PAGE 885

FILED
OFFICE OF WILKINS & WILKINS, Attorneys at Law, Greenville, S. C.
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUL 23 3 04 PM '73
DORRIS S. TANKERSLEY
R.M.C.

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

WHEREAS, T & N ENTERPRISES, A PARTNERSHIP

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTH CAROLINA NATIONAL BANK,
GREENVILLE, S. C.

(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

TWO HUNDRED FORTY FIVE THOUSAND ----- Dollars (\$245,000.00) due and payable
six months from date

with interest thereon from _____ date at the rate of 8% per centum per annum, to be paid: at maturity

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 County of Greenville, state of South Carolina, on the northeast side of Welborn Street, and having according to survey made by Campbell & Clarkson, Surveyors, Inc. Feb. 21, 1973 the following metes and bounds, courses and distances, to-wit:

Beginning at an iron pin on the northeast side of Welborn Street, which pin is N. 47-29 W. 440.37 feet from the northwest corner of the intersection of Nassau and Welborn Streets; thence with the northeast side of said Welborn Street N. 47-29 W. 731.46 feet to an iron pin; thence N. 84-41-30 E. 109.86 feet to an iron pin; thence S. 86-41-30 E. 90.77 feet to an iron pin; thence S. 69-27-30 E. 90.77 feet to an iron pin; thence S. 60-50-30 E. 100.07 feet to an iron pin; thence S. 58-10-30 E. 38.3 feet to an iron pin; thence S. 52-05 E. 350.72 feet to an iron pin; thence with a new line S. 37-55 W. 231.89 feet to the point of beginning.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 17 PAGE 876

SATISFIED AND CANCELLED OF RECORD
30 DAY OF July 1973
Dorris S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 4:52 O'CLOCK P. M. NO. 3118

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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.