

AFFIDAVIT
FILED *P. J. W.*

FILED
GREENVILLE, CO. S. C.

BOOK 1272 PAGE 884

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

DONNIE S. TANKERSLEY
R.H.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Thomas H. Mosseller (hereinafter referred to as Mortgagor) SEND(S) GREETING:

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

Ten Thousand and no/100----- DOLLARS (\$ 10,000.00),
with interest thereon from date at the rate of $7\frac{1}{2}\%$ per centum per annum, said principal and interest to be repaid: at the rate of \$92.71 per month including principal and interest computed at the rate of $7\frac{1}{2}\%$ per annum with the first payment being due May 1, 1973 and a like payment due on the first day of each month thereafter for a total of 15 years

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 southern side of East Lake Shore Drive, being shown as all of lot 175 and a portion of lot 174 and a portion of lot 815 as shown on a plat of Lake Lanier Development dated May 25, 1925, prepared by George Kershaw recorded in Plat Book G at Page 36 in the R.M.C. Office for Greenville County and also being shown on a plat of the property of Nadine Neff dated March 18, 1970 prepared by W. N. Willis, Engineer, and having according to said latter plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of East Lake Shore Drive at the joint front corner of lot 175 and lot 174 and running thence with new line through 174 S. 50-30 E. 219 feet to an iron pin on the western side of Wellesly Drive; thence with said Drive S. 0-45 W. 36 feet to an iron pin in the line of lot 817; thence with the line of lot 817 N. 87-35 W. 150 feet to an iron pin; thence S. 75-16 W. 23 feet to an iron pin in the line of lot 176; thence with lot 176 N. 13 W. 150 feet to the iron pin on East Lake Shore Drive; thence N. 51-40 E. 47 feet to beginning.

This is the same property conveyed to the mortgagor by deed of Nadine M. Neff 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.