

AFFIDAVIT
FILED *R.M.C.*

BOOK **1274** PAGE **575**

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE

MAY 4 2 32 PM '73 TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, Charter Oaks, Ltd., a South Carolina corporation,

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Piedmont Bank & 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

Twenty Thousand and No/100----- Dollars (\$ 20,000.00) due and payable

On or before six (6) 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 State of South Carolina, County of Greenville, at the south corner of Chipwood Lane and Isaac Lane near the City of Greenville, being shown as Lot 6 on plat of Green Hills Subdivision, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book HH, Page 189 and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the southeast side of Chipwood Lane at the corner of Lot 7 and runs thence along the line of Chipwood Lane, N. 31-54 E. 100 feet to an iron pin; thence with the curve of Chipwood Lane and Isaac Lane, N. 79-08 E. 37.4 feet to an iron pin on the southwest side of Isaac Lane; thence along the southwest side of Isaac Lane, S. 53-38 E. 95 feet to an iron pin; thence along the line of Lot 5, S. 42-46 W. 115 feet to an iron pin; thence along the line of Lot 7, N. 59-21 W. 103 feet to the beginning corner; being the same conveyed to the mortgagor corporation by Belle W. Green and Maribelle G. Green by deed of even date, to be recorded herewith."

It is specifically understood that this mortgage covers any and all improvements hereafter placed or constructed on the aforesaid property.

SATISFIED AND CANCELLED OF RECORD

17 DAY OF Aug. 19 73
Donnie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:49 O'CLOCK a. M. NO. 5148

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 18 PAGE 352

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.