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BOOK 1282 PAGE 191

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DONNIE S. TANKERSLEY
P.H.C.
MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Walter S. Griffin, C. R. Maxwell,
T. C. Threatt, and Frank B. Halter

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

WHEREAS, the Mortgagor is well and truly indebted unto **The Peoples 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 **Eighty-Eight Thousand and No/100----- DOLLARS (\$ 88,000.00)** with interest thereon from date at the rate of **8** per centum per annum, said principal and interest to be repaid as follows:

Interest to be paid annually, on anniversary date of Note in 1974 and 1975; entire principal balance due and payable in one (1) installment two (2) years from date of Note.

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 tract or lot of land in Greenville Township, with the buildings and improvements thereon, situate, lying and being on the South side of Mills Avenue, in the City of Greenville, in Greenville County, State of South Carolina, being shown as Lot 2 and a portion of Lot 3 of Block D, on plat of property of O. P. Mills, recorded in the M.C. Office for Greenville County, S. C., in Plat Book C, at Page 176, and having according to a recent survey made May 26, 1941, the following metes and bounds, to wit:

BEGINNING at an iron pin on the South side of Mills Avenue, in the front line of Lot No. 3 of Block D, said pin being 207.3 feet in an easterly direction from the southeast corner of the intersection of Mills Avenue and Elm Street, and running thence with Mills Avenue, N. 49-43 E. 25 feet to an iron pin at the joint front corner of Lots 2 and 3 of Block D; thence with the south side of Mills Avenue N. 53-57 E. 245 feet to an iron pin; thence S. 22-11 E. 214.2 feet to a post; thence S. 45-27 W. 246 feet to an iron pin, joint rear corner of Lots 2 and 3 of Block D; thence with the line of Lot 3, N. 24-30 W. 95.8 feet to an iron pin in line of Lots 2 and 3; thence N. 33-30 W. 150 feet to an iron pin on the south side of Mills Avenue, the beginning corner.

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.