

MORTGAGE OF REAL ESTATE—GREENVILLE CO. S. C. FILED [unclear] Arnold & Thomason, Attorneys at Law, Greenville, S. C.

OCT 1 3 25 PM '73

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.M.C. MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Richard C. Rountree:

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

WHEREAS, the 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

One Hundred Thousand and No/100----- DOLLARS (\$ 100,000.00),

~~WHEREAS THE MORTGAGOR HAS RECEIVED FROM THE MORTGAGEE~~ It is understood and agreed that this mortgage is given as collateral for a letter of credit dated October 1, 1973, in the amount of \$100,000.00 issued to First Federal Savings and Loan Association by Richard C. Rountree, and Richard C. Rountree's personal guarantee for said \$100,000.00 letter of credit and any notes given or cash advances made by First Piedmont Bank and Trust Company on behalf of Richard C. Rountree by virtue of said letter of credit. All terms of the letter of credit dated October 1, 1973, are incorporated into and made a part of this mortgage.

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, containing 3.65 acres, more or less, situate, lying and being on the Northwestern side of Huntington Road near the City of Greenville, County of Greenville, State of South Carolina, and having according to a plat prepared by Piedmont Engineers and Architects, dated January 10, 1965, entitled "Survey for Richard C. Rountree", recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book III at Page 23, the following metes and bounds:

BEGINNING at an iron pin on the Northwestern side of Huntington Road which iron pin is located 420 feet, more or less, in a Southwesterly direction from the Northwestern corner of the intersection of Huntington Road and Ponders Road and running thence with the line of property now or formerly owned by Harper & Croxton N. 20-55 W. 478.8 feet to an iron pin in the line of property now or formerly owned by Hugh B. Croxton; thence with the line of the property now or formerly owned by Hugh B. Croxton N. 85-58 W. 280 feet to an iron pin at or near the water level of Huntington (Harper-Croxton) Lake; thence with the water level of said lake as the line having a traverse line as follows: S. 14-38 W. 70 feet to an iron pin; thence S. 32-20 W. 100 feet to an iron pin; thence with the line of property now or formerly of Harper & Croxton S. 43-46 E. 598.6 feet to an iron pin on the Northwestern side of Huntington Road; thence with the Northwestern side of Huntington Road N. 36-58 E. 80 feet to an iron pin; thence continuing with the Northwestern side of Huntington Road N. 47-40 E. 80 feet to the point of beginning.

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.

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