

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

12 4 1973 MORTGAGE OF REAL ESTATE

DOHNE S. TANNER TO ALL WHOM THESE PRESENTS MAY CONCERN:  
R.M.C.

WHEREAS, Catherine L. Kerr (and Loyd A. Kerr)

(hereinafter referred to as Mortgagor) is well and truly indebted unto Snap-On Tools Corporation

(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 such sums as may be from time to time advanced, not to exceed in the aggregate FIFTEEN THOUSAND Dollars (\$15,000.00) due and payable

as per the terms of the DEALERSHIP AGREEMENT entered into by and between Loyd A. Kerr and Snap-On Tools Corporation executed or to be executed on October 5, 1973; such sums to be repaid in the principal amount without interest.

~~with interest thereon from date of the date of~~

~~per curiam per annum, to be paid:~~

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, known and designated as Lot No. 4 on a plat of a re-subdivision of property of Inez B. Hall, which plat is recorded in the R.M.C. Office for Greenville County in Plats Book EE at Page 173, and having according to said plat, the following metes and bounds, to wit:

BEGINNING on the eastern side of Pine Knoll Drive at the joint front corners of Lots Nos. 3 and 4 and running thence S 82-39 E 154 feet; running thence due N 76.7 feet to a point; running thence N 79-54 W 155.5 feet to a point; running thence with the right of way of Pine Knoll Drive due S 84 feet to the point of beginning.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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.

RECORDED

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