

MORTGAGE OF REAL ESTATE—Office of W. J. W. Burgess, Greenville & Parham, P.A. Greenville, S. C.

PT. 16 5 03 PM '74
DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: POINSETT DEVELOPMENT CORPORATION

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

WHEREAS, the Mortgagor is well and truly indebted unto NORTH CAROLINA NATIONAL BANK (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 Eight Hundred Fifty Thousand and No/100----- DOLLARS (\$ 850,000.00--) with interest thereon from date at the rate of 2% per centum per annum, ~~with interest thereon at the rate of 2% per centum per annum above the prime rate of interest as established by the North Carolina National Bank interest payments to be made quarterly commencing January 10, 1974.~~

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 certain piece, parcel or lots of land, situated, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the West side of South Main Street and according to a plat entitled Property of Greenville Community Hotel Corporation, dated April 12, 1969, by Carolina Engineering and Surveying Company, having the following metes and bounds, to-wit:

BEGINNING at a point on the West side of South Main Street, said point being the northeast corner of a public square and the western edge of South Main Street and running thence with said public square, N. 67-33 W. 57.5 feet to a point at the northwest corner of said public square; thence S. 22-26 W. 52.5 feet to a point on the north side of West Court Street; thence with West Court Street, N. 67-30 W. 296.6 feet to a point, the northeastern intersection of West Court Street and South Laurens Street; thence with South Laurens Street, N. 21-42 E. 100.15 feet to a point on the southern edge of an alley; thence with the southern edge of said alley and continuing beyond said alley, S. 67-30 E. 355.3 feet to a point on the Western edge of South Main Street; thence with said South Main Street, S. 22-26 W. 47.5 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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