

MORTGAGE OF REAL ESTATE BY A CORPORATION - Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law,

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

BOBNE S. TAPPERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE BY A CORPORATION
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, REX O'STEEN CHEVROLET, INC.

a corporation chartered under the laws of the State of South Carolina (hereinafter referred to as Mortgagor) is well and truly indebted unto

THE SOUTH CAROLINA NATIONAL BANK, Greenville, South Carolina

(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 Fifty-Four Thousand Three Hundred Fifty-Five and

88/100 ----- Dollars (\$ 54,355.88) due and payable interest only on March 7, April 7, and May 7, 1974, and seventeen (17) equal monthly installments of principal and interest thereafter, beginning June 7, 1974, in the amount of \$3,290.50 each month, payments to be applied first to interest and balance to principal, with an 18th final monthly payment for the remaining balance and interest.

with interest thereon from date at the rate of 9 1/2 per centum per annum, to be paid: monthly

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, the Mortgagee's heirs, 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 northwestern intersection of College Street and DeCamp Street and having the following metes and bounds, to-wit:

BEGINNING at the northwestern corner of College Street and DeCamp Street and running thence with DeCamp Street N. 15-30 E. 146 feet to an iron pin; thence N. 65-15 E. 40 feet to an iron pin; thence S. 20-30 W. 144 feet to an iron pin on College Street; thence with College Street S. 66-13 E. 52 feet to the beginning corner.

LESS HOWEVER: That certain strip of land acquired by the City of Greenville for purposes of widening College Street. (See Deed Book 311/313 and Judgment Roll E-10997.)

This being a portion of property conveyed to Rex O'Steen Chevrolet, Inc. from Chevyland, Inc. by deed recorded in Deed Book 830 at Page 347 in the R.M.C. Office for Greenville County; Chevyland, Inc. having been conveyed said property by J. Ford Thackston recorded in Deed Book 776, Page 467 in the R.M.C. Office for Greenville County.



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.

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