

FILED  
GREENVILLE, CO. S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MAR 7 3 16 PM '74  
DOWNS S. TANKERSLEY  
R.H.C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: GRIFFITH ROAD JOINT VENTURE

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

WHEREAS, the Mortgagor is well and truly indebted unto SOUTHERN 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 Two Hundred Eighty Thousand and No/100 DOLLARS (\$ 280,000.00 ) with interest thereon from date at the rate of 11% per centum per annum, said principal and interest to be repaid as follows:

Payable one year from date.

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 piece, parcel or lot of land situate, lying and being at the intersection of Congaree Road and Griffith Road in the County of Greenville, State of South Carolina, containing 1.71 acres, more or less, and having according to a survey entitled "Plat of Griffith Road Joint Venture", prepared by Piedmont Engineers, dated February 19, 1974, the following metes and bounds, to-wit:

BEGINNING at a point located in the center line of Griffith Road south of the intersection of Congaree Road and Griffith Road and running thence S. 58-13 E. 140.0 feet to a point in the center line of Griffith Road; thence turning and running S. 9-46 W. 162.34 feet to a point; thence turning and running S. 50-00 W. 200.0 feet to a point; thence turning and running N. 40-00 W. 287.23 feet to a point; thence turning and running N. 60-00 E. 284.5 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.

0521

4328-17-2