

FILED
GREENVILLE CO. S. C.

State of South Carolina
COUNTY OF YORK GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
A. B. C., INC. and Jack H. Lynn

----- (hereinafter referred to as Mortgagor) SEND(S) GREETINGS:
WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF ROCK HILL, S. C., (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 Eighty-three Thousand and No/100 ----- DOLLARS (\$83,000.00 -----), with interest thereon from date at the rate provided in said note, said principal and interest to be repaid in installments of Seven Hundred Eighty-Seven and 34/100 ----- DOLLARS (\$787.34 -----) upon the first day of each and every calendar month hereafter until the full principal sum, with interest, has been paid; and

WHEREAS, the Mortgagor may hereafter at the option of the Mortgagee become indebted to said Mortgagee for an additional sum or sums for any purpose and for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments and necessary repairs; provided, that any additional funds advanced and paid over by the Mortgagee to the Mortgagor, other than funds necessarily advanced to meet the cost of taxes, insurance, assessments or repairs, shall be so limited in amount that the sum total of all such advances together with any balance due on the original principal debt, shall not, at the time of any such advances, exceed the original principal debt in the amount above set forth.

NOW, KNOW ALL MEN BY THESE PRESENTS, 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, the following described property:

ALL that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being on the southeastern side of Wade Hampton Blvd. (U. S. Highway No. 29) near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as the western one-half of Lot No. 19 as shown on plat entitled "Estate of Vance Edwards," dated December, 1946, prepared by Dalton & Neves, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book P, at pages 128 and 129, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Southeastern side of the right-of-way for Wade Hampton Blvd (U.S. Highway No. 29) at the joint front corner of the premises herein described and property now or formerly of Robert J. Edwards and running thence with the line of property now or formerly of Robert J. Edwards S 47-15 E 328 feet to an iron pin on the western side of E. Lee Road; thence with the western side of E. Lee Road N 72-33 E 57.97 feet to an iron pin; thence with a new line through the western one-half of Lot No. 19, N 47-15 W 357 feet to an iron pin on the southeastern side of the right-of-way for Wade Hampton Blvd. (U.S. Highway No. 29); thence with the southeastern side of the right-of-way for Wade Hampton Blvd. (U.S. Highway 29) S 42-52 W 50 feet to the point of beginning, as shown by plat of B. B. Bruce, RLS, dated May 10, 1974, and recorded in the Greenville County R. M. C. Office in Plat Book 5G, page 51.



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