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MORTGAGE OF REAL ESTATE - Office of R.M.C., Donnie S. Tankersley, Freeman & Parham, P.A. Greenville, S.C.

BOOK 1315 PAGE 324

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Thomas N. Todd and Janet B. Todd

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

WHEREAS, the Mortgagor is well and truly indebted unto John Crosland 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 Twelve Thousand Five Hundred Fifty-Eight and 10/100----- DOLLARS (\$ 12,558.10)

with interest thereon from date of this note until principal and interest thereon repaid-as follows:

Principal to be paid in full on or before September 19, 1974; provided payment may be made and loan satisfied by the conveyance of certain real estate in Charlotte, North Carolina, and the assumption of the loan on such real estate by John Crosland Company, as more fully described in said Note.

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 lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 120, Charter Oak Drive, Peppertree Subdivision, Section #2, as shown on a plat of Peppertree, recorded in Plat Book 4X at Page 3, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin located on the western side of the right-of-way of Charter Oak Drive, a joint corner of Lot Nos. 121 and 120; thence S. 11-32 E. 80.0 feet to an iron pin; thence S. 78-28 W. 150.0 feet to an iron pin; thence N. 11-32 W. 80.0 feet to an iron pin; thence N. 78-28 E. 150.0 feet to an iron pin, the point of beginning.

This mortgage is subject and subordinate to the mortgage granted this day to South Carolina National Bank, securing a loan in the principal amount of \$28,450.00.



Together with all and singular the rights, members, incidents 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, and their contents, shall hereafter be considered a part of the real estate.

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