

✓ MORTGAGE OF REAL ESTATE - Thomas C. Brissey, Attorney at Law, 110 Manly St., Greenville, S.C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

2011  
THE STATE OF SOUTH CAROLINA  
TO ALL WHOM THESE PRESENTS SHALL COME

1326 case 785

WHEREAS, A & B Properties, Inc.

hereinafter referred to as Mortgagee) is well and truly indebted unto First Piedmont Bank and Trust Company

hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Fifty Thousand One and No/100-----

Dollars \$ 50,001.00

120 days from date

with interest thereon from date at the rate of ten percentum per annum to be paid in advance.

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for and for other sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs or for any other purposes.

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the above said debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagee 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 Mortgagee in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the Mortgagee as hereby acknowledged has granted, conveyed, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

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, on the western side of Old Rutherford Road and being known and designated as Tracts 1 and 2 on a plat entitled "Property of A & B Properties, Inc." prepared in June, 1974, by W. R. Williams, Jr., and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

This is a first mortgage.

All those pieces, parcels or lots of land in the County of Greenville, State of South Carolina, being situate, lying and being on the southern side of East Georgia Road and being known as KINGSWOOD Subdivision, plat of which is recorded in the RMC Office for Greenville County in Plat Book 4-X at Page 18 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description. All of the lots of said Subdivision are covered by this mortgage except Lot 29 which has been deeded to Thomas C. Watkins and Sandra T. Watkins.

This is a second mortgage.



Together with all and singular rights, members, tenements, 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 such 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 Mortgagee covenants that it is lawfully seized of the premises hereinafore described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or otherwise dispose of the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee, forever, from and against the Mortgagee and all persons who may lawfully claim the same or any part thereof.

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