

MORTGAGE OF REAL ESTATE--Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Jean D. Adams

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

WHEREAS, the Mortgagor is well and truly indebted unto Citizens & Southern National Bank of 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 One Hundred Thousand and 00/100 -----

DOLLARS (\$100,000.00 ),

with interest thereon from date at the rate of --10-- per centum per annum, said principal and interest to be repaid: \$1,321.51 on the 6th day of February, 1975, and \$1,321.51 on the 6th day of each successive month thereafter until paid in full with payments to be applied first to interest and then to principal.

The mortgagor reserves the right to pre-pay the balance due at any time without any pre-payment penalty.

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, its 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, on the eastern side of the present U. S. Highway 29 and on western side of Old U. S. Highway 29, now known as Grove Road, near the City of Greenville, and being shown as Tracts 1 and 6 on a plat of the property of Lavinia B. Chapman dated April, 1959, prepared by Dalton & Neves, and revised April, 1964, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southeastern side of U. S. Highway 29 at the joint front corner of Lots 1 and 2, and running thence with the line of Lot 2, S. 64-55 E. 347.7 feet to an iron pin on present U. S. Highway 29 (Old Grove Road) and running thence with present U. S. Highway 29, N. 25-05 W. 467.5 feet to an iron pin; thence N. 64-55 W. 13.5 feet to an iron pin; thence S. 25-05 W. 156.5 feet to an iron pin at the joint front corner of Lots 6 and 7; thence with the line of Lot 7, N. 69-44 W. 231 feet to an iron pin on U. S. Highway 29; thence with said right-of-way of U.S. Highway 29, N. 15-54 E. 651.7 feet to the point of beginning.

This is a portion of the property conveyed to mortgagor by deed of Adams, Inc., dated January 2, 1975.



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.

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