

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

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE THINGS SHALL COME

133 454

WHEREAS, A & B Properties, Inc.

has hereinafter referred to as Mortgagor) is well and truly indebted unto First Piedmont Bank & 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

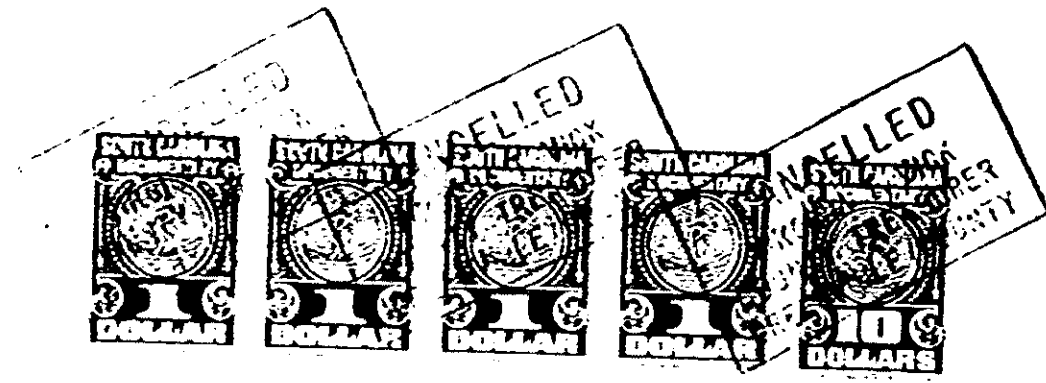
Thirty-Five Thousand And No/100-----Dollars \$35,000.00 and payable
ninety (90) days from date

with interest thereon from date at the rate of 9 percent per annum to be paid in advance

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee in any 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 amount of the said debt, and for other reasons, the payment thereof of any other and further sums for which the Mortgagee may be indebted to the Mortgagee, and for other reasons, as may be advanced to or for the Mortgagee, and also in consideration of the further sum of Three Dollars \$3.00 to the Mortgagee and 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, released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its heirs, 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 western side of Birnam Court, and being known and designated as the "Knobe Property" on a plat entitled BIRNAM WOODS Subdivision, plat of which is recorded in the RMC Office for Greenville County in Plat Book 5-D at Page 56 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.



Together with all and singular rights, members, hereditaments, 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 hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or convey under 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 hereon, from and against the Mortgagee and all persons who may ever lawfully claiming the same or any part thereof.

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