

STATE OF SOUTH CAROLINA GREENVILLE COUNTY
COUNTY OF GREENVILLE MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, SOUTHEASTERN PROPERTIES, INC.,

hereinafter referred to as Mortgagor, is well and truly indebted unto BANKERS TRUST 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 THIRTEEN THOUSAND AND NO/100THS-----
Dollars \$ 13,000.00 due and payable

two (2) years from the date hereof;

with interest thereon from date at the rate of Nine per centum per annum, to be paid: Quarterly.

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, being known and designated as Lot No. 44 as shown on a plat of P & N Railway property made by H. G. Bailey and being described as follows:

BEGINNING at the north corner of Lot No. 45, and running thence N 33-50 E 288 feet, more or less, to the P & N right of way; running thence along the right of way to the corner of Lot No. 47; thence with the line of said lot, 36 feet to Goodwin Street; and running thence S 21-30 E 10 feet; running thence with the line of Lot 47, 180 feet to Church Street; running thence with said Church Street, 10 feet to the line of Lot 46; and running thence with the line of said lot, 150 feet to an iron pin on Goodwin Street; and running thence with said Goodwin Street, N 21-30 W 170 feet to the point of beginning, containing also Goodwin Street and said 10 foot alley.

ALSO: All those certain pieces, parcels, or lots of land in Greenville Township, near Sans Souci, being the same two lots conveyed to J. J. McSwain and J. W. Gray, Master, May 31, 1913, in Deed Volume 14, at page 131, constituting respectively Lots 37 and 38 as shown in plat recorded in Plat Book A, at page 171, fronting and abutting Church Street and Goodwin Street and having such dimensions, courses and distances as appear on said plat.

ALSO: All that lot of land located on the eastern side of Church Street and on the western side of the P & N Railroad right of way and being described as follows:
BEGINNING at a point on the eastern side of Church Street at the northwest corner of a lot heretofore conveyed to Gosnell; and running thence with the Gosnell line, N 67-05 E 56 feet to an iron pin on the P & N Railway right of way; and running thence along said right of way, N 2-40 W 200 feet to an iron pin on the western side of said street; N 21-20 W 168.5 feet to the corner of Norris property; and running thence S 60 W 150 feet to the eastern side of Church Street; thence with the eastern side of Church Street, S 21-20 E 423 feet to the point of beginning.

ALSO: ALL that lot lying between the property of Sarah A. Norris on the north, property of J. W. Weaver on the South, and the P & N right of way on the East and being described as follows:

BEGINNING at an iron pin on the western side of the P & N right of way where it intersects with the western edge of Goodwin Street (not opened); thence with the western side of Goodwin Street, N 21-20 W 168.5 feet to an iron pin on an alley; thence crossing Goodwin Street, N 60-00 E 30 feet to an iron pin on the eastern edge of Goodwin Street; thence with the eastern edge of Goodwin Street N 21-30 W 10 feet to the eastern edge of said Street at the corner of Norris property; and running thence N 60-00 E 36 feet to an iron pin on the P & N right of way; and running thence along said right of way 200 feet, more or less, to the point of beginning.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 Mortgagor 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 encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.



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