

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

1975
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, GOVERNORS SQUARE ASSOCIATES, A PARTNERSHIP

(hereinafter referred to as Mortgagor) is well and truly indebted unto

GREER FEDERAL SAVINGS AND LOAN ASSOCIATION

(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 Thirty-Eight Thousand and No/100---- Dollars (\$ 138,000.00) due and payable
on or before September 30, 1978,

with interest thereon from date at the rate of 10 1/2 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 shown as 10.70 acres, more or less, on plat of Property of Fred H. Hudson Estate and Jane Stewart Wallace dated April, 1975, prepared by C. O. Riddle, Registered Land Surveyor, recorded in the RMC Office for Greenville County, S. C., in Plat Book 5N at Page 52, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Devenger Road, joint front corner of subject property and property of Edgewood Baptist Church, running thence along the Southern side of Devenger Road, the following courses and distances: N. 85-20 E. 114.4 feet to an iron pin; N. 89-13 E. 100 feet to an iron pin; S. 85-54 E. 100 feet to an iron pin; S. 77-30 E. 100 feet to an iron pin; S. 68-06 E. 100 feet to an iron pin; S. 65-35 E. 200 feet to an iron pin; S. 68-10 E. 100 feet to an iron pin; thence leaving Devenger Road and running S. 16-07 W. 241.7 feet to an iron pin and stone; thence S. 10-13 W. 142.7 feet to an iron pin and stone at the corner of subject property and property now or formerly of Harold Gillespie; running thence with the common line of subject property and the Gillespie line, S. 70-41 W. 435.9 feet to an iron pin; thence S. 70-46 W. 279.2 feet to an iron pin, corner of subject property and property of Edgewood Baptist Church; thence with the common line of subject property and Edgewood Baptist Church property, the following courses and distances: N. 7-24 W. 332.5 feet to an iron pin; N. 6-28 E. 57.4 feet to an iron pin; N. 3-33 E. 397.6 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Jane Stewart Wallace, Individually, and Bankers Trust Company of South Carolina as Executor and Trustee under the Will of Fred H. Hudson of even date.

The Mortgagee agrees to release from the lien of this mortgage anylot in Governors Square Subdivision upon payment of the sum of \$6,900.00 to the Mortgagor.



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 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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