

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

BONNIE S. TANKERSLEY  
R.F.C.

WHEREAS, D. M. ADAIR D/B/A THE ADAIR COMPANY

(hereinafter referred to as Mortgagor) is well and truly indebted unto CAROLINA NATIONAL MORTGAGE INVESTMENT CO., INC.

(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 SIXTY EIGHT THOUSAND EIGHT HUNDRED AND NO/100THS--

----- Dollars (\$68,800.00 ) due and payable

The principal and accrued interest will be due and payable at the end of twelve months from the date of this note.

with interest thereon from date at the rate of one and one-half per cent (1-1/2%) above prime with a floor of nine (9%) per cent per annum.

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. 11 as shown on plat of property of Carobel C. Martin, dated April 8, 1939, and as shown on a more recent plat entitled "Property of D. M. Adair D/B/A The Adair Company", dated November 13, 1975, prepared by W. R. Williams, Jr. and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Mount Vista Avenue at the joint front corners of Lots Nos. 12 and 11 and running thence with joint line of said lots N. 25-40 W. 200 feet to an iron pin; thence N. 64-10 E. 60 feet to an old iron pin in the joint rear corner of Lots Nos. 10 and 11; thence with the joint line of said lots S. 25-40 E. 200 feet to an old iron pin on the northern side of Mount Vista Avenue; thence with the line of Mount Vista Avenue S. 64-10 W. 60 feet to the point of beginning.

ALSO: ALL that certain piece, parcel or lot of land situate, lying and being in Greenville County, State of South Carolina, being known and designated as Lot No. 12 as shown on plats referred to above and having according to said plats, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Mount Vista Avenue at the joint front corners of property now or formerly of Toledano and Lot No. 12 and running thence N. 25-40 W. 200 feet to an old iron pin; thence N. 64-10 E. 60 feet to an iron pin at the joint rear corners of Lots Nos. 12 and 11; thence with the line of said lots S. 25-40 E. 200 feet to an iron pin on the northern side of Mount Vista Avenue; thence with the line of said Avenue S. 64-10 W. 60 feet 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 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 hereinafore 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 who may ever lawfully claim the same or any part thereof.

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