

FILED
GREENVILLE CO. S. C.

1356 309

MORTGAGE OF REAL ESTATE—Office of Wycle, Burgess, Freeman & Parham, P.A. Greenville, S. C.

DEC 19 3 20 PM '75

DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JOHN CROSLAND COMPANY, a
North Carolina corporation

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

WHEREAS, the Mortgagor is well and truly indebted unto First Union National Bank of Charlotte, North 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 Two Hundred Twenty Thousand Five Hundred and No/100-----DOLLARS (\$ 220,500.00) with interest thereon from date at the rate of 10% per centum per annum, said principal and interest to be repaid as follows:

Interest shall be paid in quarterly installments, beginning January 1, 1976, and being due and payable on the first day of each calendar quarter thereafter, until the principal balance has been paid in full. The entire principal balance, and all accrued and unpaid interest shall be due and payable in one installment the first anniversary date hereof.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

ALL those certain pieces, parcels or lot of land located in Peppertree Subdivision, Greenville, South Carolina, being known and designated as follows:

Within Peppertree Section No. II, as shown on a plat recorded in the R.M.C. Office of Greenville County in Plat Book 4X at Page 3, the following lots: 97, 98, 99, 106, 107, 109, 111

Within Peppertree Section No. III, as shown on a plat recorded in the R.M.C. Office of Greenville County in Plat Book 4X at Page 4, the following lots: 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 202, 203, 204, 205, 206, 207, 208, 60, 62, 65, 66, 70, 71, 72, 73, 74, 75, 76, 77, 174, 175, 176, 89, 90, 91

Mortgagee agrees that the property described herein may be released from the lien hereof upon payment by Mortgagor of a release price of \$ per lot.

5250.00
S. 88-20
SOUTH CAROLINA DOCUMENTARY
20 CENTS
1 DOLLAR
1 DOLLAR
1 DOLLAR
5 DOLLARS
300 DOLLARS
50 DOLLARS

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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