

FILED  
GREENVILLE CO. S. C.

1916-8-0

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

23 10 47  
S. TANKERSLEY

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

WHEREAS, Cunningham and Summers Associates

(hereinafter referred to as Mortgagor) is well and truly indebted unto First National Bank of Atlanta

(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

Thirty-five Thousand & 00/100 ----- Dollars (\$ 35,000.00 ) due and payable

when the property hereinafter described is sold or two (2) years from date,  
whichever is sooner.

with interest thereon from \_\_\_\_\_ at the rate of \_\_\_\_\_ per centum per annum, to be paid:

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. 2, Section A, Green Forest, plat of which is recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book KK, page 85 and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the eastern side of Edwards Road at the joint front corner of Lots 1 and 2, Section A; and running thence along the eastern side of Edwards Road, N. 9-57 E. 65 feet to an iron pin at the intersection of Edwards Road and an unnamed street, which street is now Everest Street; thence around the curve of the intersection of the said streets, the chord of which is N. 30-40 E. 34.4 feet to an iron pin on the southern side of the said Everest Street; running thence along Everest Street, S. 77-08 E. 125 feet to an iron pin; thence S. 12-08 W. 80 feet to an iron pin at the joint rear corner of Lots 1 and 2; thence along the joint line of said lots, N. 81-01 W. 145.7 feet to an iron pin, the point of beginning."

This mortgage is subject to the terms and conditions of that certain mortgage executed by Cunningham and Summers Associates recorded in the R. M. C. Office for Greenville County in Mortgage Book 1319 at Page 69 which is incorporated herein by reference.



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.

0 6 7 0

4328 (N-2)