

AFFIDAVIT
FILED

GREENVILLE, S.C. FILED
MORTGAGE OF REAL ESTATE
JUL 28 1 34 PM '76
DONNIE S. TANKERSLEY
R.M.C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.
Mortgagee's Address:
Southern Bank & Trust Co.
P. O. Box 1329
Greenville, SC
MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: T. C. Threatt

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

WHEREAS, the Mortgagor is well and truly indebted unto Southern Bank and Trust Company (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 Three Hundred Twenty-five Thousand and No/100 ----- DOLLARS (\$ 325,000.00), with interest thereon from date at the rate of _____ per centum per annum, said principal and interest to be repaid: payable according to terms stated in a promissory note dated June 30, 1976, which this mortgage secures.

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,

All that lot of land situate on the eastern side of North Kings Court in the County of Greenville, State of South Carolina, being shown as a lot containing 110,147 square feet, on a plat of the property of T. C. Threatt, dated July 27, 1976; recorded in Plat Book 5-V at page 15 in the RMC Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of North Kings Court at the corner of property now or formerly belonging to T. C. Threatt and running thence with North Kings Court the following courses and distances: N. 25-36 W. 65.7 feet to an iron pin, N. 18-30 E. 26.6 feet, N. 26-09 W. 49.5 feet, N. 86-38 W. 50 feet to an iron pin; thence N. 25-34 W. 141.4 feet to an iron pin; thence N. 64-15-E. 349.3 feet to an iron pin on or near the bank of Reedy River; thence with Reedy River, the following courses and distances: S. 36-05 E. 96.6 feet, S. 47-06 E. 87.2 and S. 30-48 E. 124 feet to an iron pin at the corner of T. C. Threatt property; thence with the Threatt property S. 64-15 W. 384.2 feet.

This is a portion of the property conveyed to the mortgagor by deed of Kingsroad Development Corporation recorded in Deed Book 993 at page 205 in the RMC Office for Greenville County, recorded January 31, 1974.

This mortgage is being executed and delivered to the mortgagee herein for the purpose of further securing an original note in the amount of \$325,000.00 dated June 30, 1976, and which is also secured by a mortgage recorded in Mortgage Book 1371 at page 618 in the RMC Office for Greenville County. No additional funds have been granted to the mortgagor as a result of the execution of this mortgage, and no additional monies are due (continued on back)

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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