

Mortgagor's Address: 308 Hudson Road, Greenville, S. C. 29607

BOOK 1377 PAGE 747

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

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APPROVED AND FORWARDED:
S. T. JARVIS
R.M.C. MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: JOHN B. MONTAGNE and AUDE M.

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

WHEREAS, the Mortgagor is well and truly indebted unto SOUTH CAROLINA NATIONAL BANK (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 Two Thousand and No/100 ----- DOLLARS (\$132,000.00) with interest thereon from date at the rate of 8 1/2% per centum per annum, said principal and interest to be repaid as follows:

Payable in equal monthly installments, including principal and interest of \$1,124.74, with the first of such monthly installments due on October 14, 1976 and the final installment on September 14, 1996.

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 that piece, parcel or lot of land with all buildings and improvements now or hereafter constructed thereon and having, according to a plat by Heaner Engineering Co., Inc., RLS, Greenwood, S. C., dated February 27, 1974, and recorded in the Office of the R.M.C. for Greenville County, S.C. in Plat Book 5F at Page 21, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the southern side of a sixteen foot driveway easement, said point being S. 74-45-00 E. 999.10 feet from the center line of Hudson Road; thence N. 15-15-00 E. 523.85 feet to a new iron pin; thence S. 52-47-53 E. 253.67 feet to an iron pin; thence N. 44-24 E. 227.6 feet to a new iron pin on Chateau Drive; thence with the edge of the right-of-way of said drive S. 46-39-40 E. 44.0 feet to a new iron pin; thence continuing along the edge of said right-of-way S. 54-03-20 E. 6.70 feet to a point; thence continuing along the edge of said right-of-way S. 54-03-20 E. 50.0 feet to a new iron pin; thence S. 29-33-20 W. 225.54 feet to an old iron pin; thence S. 52-53-27 E. 271.05 feet to an old iron pin; thence S. 45-14-35 W. 311.49 feet to an old iron pin and stone; thence S. 45-04-20 W. 173.37 feet to an old iron pin; thence N. 74-56-26 W. 255.60 feet to an old iron pin; thence N. 15-23-20 E. 151.06 feet to a new iron pin on the southern side of the 16 foot driveway; thence N. 74-45-00 W. 133.90 feet to the point of beginning.

The above described tract is composed of Tract "A", containing 3.46 acres, more or less, and Tract "B", containing 3.49 acres, more or less, as shown on the above mentioned plat. See also plat recorded in Plat Book 5J, at Page 6 for description of Tract "B".

ALSO all the right, title and interest of the Grantor in and to all easements or rights-of-way for the purposes of ingress and egress, shown as a fifteen foot driveway, on a plat of the property of Frank E. Friddle, et al, recorded in the R.M.C. Office for Greenville County in Deed Book 762, at

(Continued on reverse side hereof)

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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