

Mortgagor's Address: 3 Stone Lake Court, Greenville, South Carolina 29609

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

GREENVILLE CO. S.C.

BOOK 1387 PAGE 720

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

21 10 1977  
MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: JOHN W. PEDEN

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

WHEREAS, the Mortgagor is well and truly indebted unto THE 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 Sixty Five Thousand and No/100 -----DOLLARS (\$ 165,000.00) with interest thereon from date at the rate of 9% per centum per annum, said principal and interest to be repaid as follows: Payable in quaterly installments of \$6,000, such payments to be applied first to interest and the balance to principal, with the first of such payments due April 20, 1977 and each quarter thereafter until paid in full. Payor shall make additional annual payments of \$6,000 with the first of such payments being due and payable on July 15, 1978 and subsequent payments due each year thereafter until the within note is paid in full.

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, situate, lying and being in Butler Township, Greenville County, South Carolina, and having according to a plat of John W. Peden, dated July 12, 1973, prepared by C.O. Riddle, the following metes and bounds, to-wit:

BEGINNING at a point at the southwest corner of the terminus of Woodruff Industrial Lane and running thence N. 85-14 W. 144.12 feet to an old iron pin; thence turning and running S. 57-43 W. 160 feet to an old iron pin; thence turning and running along the center line of a Duke Power Company right-of-way S. 29-54 E. 585.5 feet; thence turning and running N. 63-07 E. 325.9 feet to a point at the southwestern corner of a proposed street; thence turning and running N. 26-02 W. along the edge of said proposed street 434.2 feet; thence turning and running N. 66-31 W. 38.03 feet to the edge of the intersection of said proposed street and Woodruff Industrial Lane; thence turning and running along the edge of Woodruff Industrial Lane S. 73-00 W. 66.56 feet to a point; thence turning and running along the terminus of Woodruff Industrial Lane N. 17-00 W. 50 feet to the point of beginning.

This is the same property conveyed by Malvin Green to John W. Peden by deed dated June 12, 1969 and recorded June 16, 1969 in the R.M.C. Office for Greenville County, S. C. in Deed Book 870 at Page 125.

DOLOREAN  
ESTATE  
PARTIES

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.

0720

4328 RW-2