

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

BOOK 1402 PAGE 995

JUL 14 1950

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY

WHEREAS, PENTA ASSOCIATES, A S. C. General Partnership

(hereinafter referred to as Mortgagor) is well and truly indebted unto Morgan Bank & 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 Two Hundred Thousand Dollars
Dollars (\$200,000.00) due and payable

with interest thereon from date at the rate of Nine & one-fourth (9 $\frac{1}{4}$) per centum per annum, to be paid: as provided in the aforesaid note:

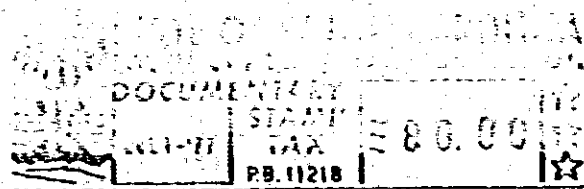
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 accounts 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, lying on the north side of U.S. Hwy. No. 29 and on the west side of Forest Street Extension, partly within the City of Greer, Chick Springs Township, being more specifically described as follows: Beginning at an iron pin on the west side of Forest Street Extension 100 feet from the right of way line for the highway and running thence with the western edge of said Forest Street Extension N.7-15 E. 130.5 feet to a point on the edge of Forest Street Extension, said point being 15.2 feet from the center of Forest Street Extension; thence N.88-45 W. 319.5 feet to a point; thence S.9-05 E. 268.7 feet to a point on the northern right of way line of U.S. Hwy. No. 29; thence with said line N.82-30 E. 148.5 feet to a stake, 100 feet from the western edge of Forest Street Extension; thence with the right-of-way flare-line, N.44-45 E. 158 feet, being a part of the property shown and designated on a plat of a survey by the name "Vaughn", which plat was prepared by H. L. Donahoo, Ga. Reg. Surveyor, Dated October 24 and 25, 1949, and recorded November 21, 1949, in Plat Book X at page 1, RMC Office for Greenville County, South Carolina.

ALSO, all of that certain piece, parcel or lot of land, with improvements thereon, if any, lying, situate and being in the State and County aforesaid, on the west side of Forest Street Extension, near the limits of the City of Greer and northward therefrom, in Chick Springs Township, being shown and designated as Lot No. 60 on the plat of that survey above referenced, which property is also designated by the letter "H", and is immediately adjacent to and north of that property above referenced, which property contains 1.5 acres, more or less.

This is the same property conveyed to the Mortgagor herein by Deed of D. Vincent Duncan, of even date, to be recorded herewith, reference to which deed and the aforesaid plat is hereby specifically made for a more detailed description of the property covered hereby.



Together with all and singular rights, members, heritaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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.