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HORTON, DRAWDY, MARCHBANKS, ASHMORE, CHAPMAN & BROWN, P.A. 307 PETTIGRU STREET, GREENVILLE, S.C. 29603

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.

COUNTY OF GREENVILLE MAY 10 4 47 PM '78

SCN  
P.O. Box 969  
Greenville, S.C.

DONNIE S. TANKERSLEY  
R.M.C.

**MORTGAGE OF REAL ESTATE  
(CORPORATION)  
TO ALL WHOM THESE PRESENTS MAY CONCERN:**

WHEREAS, TRANOCO, INC. -----, a corporation organized and existing under the laws of the State of South Carolina, (hereinafter referred to as 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, in the sum of: Twenty-seven Thousand and No/100-----Dollars (\$ 27,000.00-- ) due and payable as provided for under the terms and conditions of said note, which are incorporated herein by reference and made a part hereof as though they set forth herein, with interest thereon from date at the rate of 9 3/4 per centum per annum, to be paid as provided for in said note; and,

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 tract of land located, lying and being in the County of Greenville, State of South Carolina containing 0.55 acre, more or less, lying on the Southern side of Rutledge Lake Road and having, according to a survey entitled "Survey for Tranoco, Inc.", dated February 20, 1978, prepared by W. R. Williams, Engineer and Surveyor, the following metes and bounds, to-wit:

BEGINNING at an old nail in the center of Rutledge Lake Road, at the corner of other property of the Mortgagor herein and running thence, with the center of Rutledge Lake Road, N. 59-19 E., 116.4 feet to a spike, said spike being approximately 570 feet, more or less, to the intersection of Rutledge Lake Road and Keeler Bridge Road; thence leaving said road and going S. 1-29 W., 240.3 feet to an iron pin; thence, S. 37-06 W., 34.6 feet to an iron pin; thence, S. 74-28 W., 82 feet to an iron pin; thence, N. 1-29 E., 230.4 feet to a point in Rutledge Lake Road, the point and place of beginning.

This is a portion of the property conveyed to the Mortgagor herein by deed of the Greenville County School District by deed recorded May 21, 1965 in the Greenville County R.M.C. Office in Deed Book 774 at Page 31.

GCTO ----- MAY 10 1978 F50

RECORDED  
MAY 10 1978  
10.80

Together with all and singular rights, members, herditaments, 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.

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