

MORTGAGE OF REAL ESTATE—Offices of JOSEPH H. EARLE, JR., ATTORNEY AT LAW, GREENVILLE, S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Eugene E. Stone, Jr., and Charles B. Stone,

(hereinafter referred to as 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

One Hundred Thousand and No/100- - - - - Dollars (\$100,000.00) due and payable in monthly installments of \$1,321.52 each beginning on the 5th day of October 1978 and continuing on the 5th day of each and every succeeding month thereafter until paid in full, said payments to be applied first to interest and then to the principal balance remaining due from month to month, with interest thereon from date of note at the rate of ten(10%) per centum per annum, to be paid: monthly

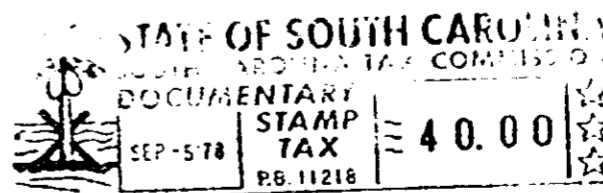
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, the Mortgagee's heirs, 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, on the northern side of Pendleton Street in the City of Greenville, commonly known as "Edgewood Shopping Center", said land being shown as the property of Ed C. McNeill and an additional ten-foot strip of the property of R. H. McNeill on a plat of "Edgewood Center" made by R. E. Dalton, in November 1954, recorded in the R.M.C. Office for Greenville County in Plat Book BB at page 47, and having, according to a plat of Edgewood Center prepared by Dalton & Neves, in December 1952, revised in January 1956, recorded in said R.M.C. Office in Plat Book DD at page 81, the following metes and bounds, to-wit:

BEGINNING at a point on the northern side of Pendleton Street at the corner of property now or formerly of R. H. McNeill, which point is 220.5 feet from an iron pin at the northeast corner of the intersection of Pendleton Street and Queen Street, and running thence along the line of said R. H. McNeill property N. 22-0 E. 376.3 feet to a point on the southern side of Perry Avenue, which point is 220.3 feet from the southeast corner of the intersection of Perry Avenue and Queen Street; thence along the southern side of Perry Avenue S. 67-50 E. 258.8 feet, more or less, to a point on the line of property now or formerly of William D. McNeill; thence along the line of that property, S. 22-0 W. 363 feet, running along the center of a 13" brick wall for part of the distance, to a point on the northern side of Pendleton Street; thence along the northern side of Pendleton Street N. 71-22 W. 259.1 feet, more or less, to the beginning corner, being the same conveyed to us by Patricia M. LaCroix, Debra Thomas, William G. McNeill, Karen McNeill, and Edward C. McNeill, Jr., by three deeds of even date to be recorded herewith.

ALSO: our undivided interest in a strip of land designated "R.H., Ed C., and Wm. McNeill" on the aforementioned plats recorded in Plat Book BB at page 47 and Plat Book DD at page 81. Said strip is approximately 48 feet in width and runs between Pendleton Street and Perry Avenue for a distance of approximately 343 feet. It adjoins the property now or formerly of William McNeill.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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 is 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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