

P.O. Box 969
Greenville, S. C. 29602

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE
MAY 23 9 02 AM 1979
DONNIE S. TANKERSLEY
R.M.C. TO WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CREATIVE INVESTORS, a partnership

(hereinafter referred to as 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 SEVENTY THREE THOUSAND AND FIFTY ONE and 34/100----

Dollars (\$ 73,051.34) due and payable

according to the terms of the note of even date herewith, for which this mortgage stands as security.

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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 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 and being on the southeast side of Woodland Way, in the City of Greenville, being on the northeast one-half of Lot 211 and the southwest three-fourths of Lot 210 on plat of Cleveland Forest, made by Dalton & Neves, Engineers, in May, 1940, and revised through October 1, 1950, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book N, at Pages 56 and 57, and having the following metes and bounds:

BEGINNING at an iron pin at the center point on the front line of Lot No. 211, on the southeasterly side of Woodland Way, said pin being 125 feet northeast of iron pin on the southeasterly side of Woodland Way in the northeast corner of the intersection of Woodland Way with Happy Hollow; thence on a straight line through the center of Lot No. 211, S. 80-48 E. 229.5 feet to an iron pin at the center point on the rear line of Lot No. 211 on the northwestern side of a 20 foot alley; thence along said alley on an angle, the chord of which is N. 8-33 E. 103 feet to an iron pin on said alley; thence on a straight line through Lot No. 210, N. 75-46 W. 246.4 feet to an iron pin in the front line of Lot No. 210 on the southeasterly side of Woodland Way, said pin being 25 feet southwest of iron pin at joint front corner of Lot 209 and 210; thence along said Woodland Way, S. 1-14 W. 125 feet to an iron pin at the center point on the front line of Lot No. 211, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of The South Carolina National Bank, dated May 18, 1979, to be recorded simultaneously herewith.

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STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
MAY 23 1979

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 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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