

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUN 14 10 12 AM '78
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Irvine Street Realty Corp.

(hereinafter referred to as Mortgagor) is well and truly indebted unto South Carolina National Bank,
Post Office Drawer 969, Greenville, South Carolina, 29602,

dated May 17, 1977
(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of ~~XXXXXX~~ the terms of which are in-
corporated herein by reference, in the sum of -----

Thirty-Five Thousand Five Hundred Five & 12/100 Dollars (\$ 35,505.12) due and payable
as per the terms of said note;

with interest thereon ~~XXXX~~ ~~XXXXXXXXXX~~ ~~XXXXXXXXXXXXXXX~~ to be paid: as per the
terms of said 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 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, being known and designated as Lot No. 14,
on the southwestern side of Woodside Avenue, as shown on a plat of "Donwood
Subdivision" made by R. E. Dalton, May 20, 1910, and recorded in the RMC
Office for Greenville County in Plats Book A, at Pages 462 and 463, and
having such metes and bounds as shown thereon.

This being a portion of the property conveyed to the mortgagor herein by deed
of Minnie Lee Harper, dated March 3, 1975, and recorded in the RMC Office for
Greenville County, S.C., in Deeds Book 1015, at Page 254.

The property which is the subject of this mortgage, above described, is
included as substitute collateral for one portion of the property included
in the original mortgage securing the payment of the note above described,
which portion of property is being released from the lien of said mortgage
simultaneous with the execution and recording of this mortgage. No new
indebtedness has been created.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-
taining, 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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