

MORTGAGE OF REAL ESTATE—Office of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

APR '80

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RSLEY

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Raymond G. League, T/A League Oil Co., (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Bank of Travelers Rest

(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

Twenty-eight Thousand and no/100 ----- DOLLARS (\$ 28,000.00), with interest thereon from date at the rate of 15 per centum per annum, said principal and interest to be repaid: in full on or before March 27, 1981.

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, situated between Cooper Street and West Road according to plat of property of Esso Standard Oil Company, prepared by Pickell & Pickell, Engineers, dated June 25, 1959, and having according to said plat the following metes and bounds, to-wit:

BEGINNING AT a 2-inch iron pipe marker on the northern street line of Cooper Street at the common corner of this lot and the lot now or formerly of Earl Benson; this marker being located S 61-00 W, 789.47 feet from the point where the northern street line of Cooper intersects the western right-of-way line (25 feet from the center line of pavement) of U. S. Highway No. 276; and running thence N 29-00 W, 406.7 feet along the line of said Earl Benson lot, and across the land now or formerly of the Ethel Cooper Shelton Estate, to a 2-inch iron pipe marker located on the southern street line of West Road; thence running N 66-20 E, 200.85 feet along the southern street line of West Road to a 2-inch iron pipe marker; thence running S 29-00 E, 388 feet across the land of the said Ethel Cooper Shelton Estate to a 2-inch iron pipe marker located on the northern street line of Cooper Street; thence running S 61-00 W, 200 feet along the northern street line of Cooper Street to the point of beginning.

DERIVATION: Deed of the Exxon Corporation recorded March, 21, 1980 in Deed Book 1499 at page 104

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Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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