

Johnson, P.A.

HORTON, DRAWDY, HAGINS, WARD & ~~XXXXXXXXXX~~ 307 PETTIGRU ST., GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
(CORPORATION)

1507 956

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
32 PM '80

WHEREAS, Northgate Associates, a South Carolina General Partnership, 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 Presbyterian College, Clinton, South Carolina

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, in the sum of:
Forty-six Thousand Eight Hundred and 00/100 ----- (\$46,800.00) --Dollars

(\$) 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- per centum per annum, to be paid as provided for in said note; and,

RECORDED
GREENVILLE, S. C.
1872

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 piece, parcel or tract of land, containing 3.91 acres, more or less, situate, lying and being on the eastern side of North Main Street, in the City of Greenville, County of Greenville, State of South Carolina, being more particularly shown on survey entitled Survey for Peace-Hagood Associates, dated October, 1979, prepared by W. R. Williams, Jr., RLS, and having according to said survey the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of North Main Street at the joint front corner of the premises herein described and property now or formerly of Lucie Bull Williams, said iron pin being N. 20-15 E. 153.6 feet from the northeastern corner of the intersection of North Main Street and Garraux Street, and running thence with the eastern side of North Main Street N. 20-15 E. 475.3 feet to an iron pin in or near Richland Creek; thence with the center line of Richland Creek as the line the following courses and distances: S. 68-36 E. 182.1 feet to an iron pin; S. 65-15 E. 98.8 feet to an iron pin; S. 62-23 E. 66.2 feet to an iron pin in the rear of property now or formerly designated as Lot No. 5; thence with the line of property now or formerly designated as Lots O, P. & Q S. 12-25-30 W. 27-.5 feet to an iron pin at the joint corner of the premises herein described and property now or formerly of Nellie F. Singleton; thence with the line of property now or formerly of Nellie F. Singleton the following courses and distances: N. 63-21 W. 50.0 feet to an iron pin; S. 19-22 W. 220.08 feet to an iron pin in the line of property now or formerly of T. C. Garraux; thence with the line of property now or formerly of T. C. Garraux N. 69-04 W. 68.7 feet to an iron pin at the joint rear corner of the premises herein described and property now or formerly of Lucie Bull Williams; thence with the line of property now or formerly of Lucie Bull Williams N. 64-22-30 W. 269.35 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of mortgagee, dated July 15th, 1980, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1129, at Page 399, on July 17th, 1980.

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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