

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE 50 PM 1962
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Wilton H. Pridmore, doing business as City Linen Service and Wilton H. Pridmore, individually and Edna A. Pridmore, (hereinafter referred to as Mortgagor) is well and truly indebted unto FIRST CAROLINA FUND, INC.

(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 Ten thousand five hundred ----- Dollars (\$10,500.00) due and payable in the following manner: The sum of \$175.00 on the 1st day of October, 1962 and a like amount on the first day of each succeeding month until paid in full with the balance being due and payable five years from date hereof.

with interest thereon from date at the rate of seven 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, 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, in Greenville Township, being known and designated as Lot No. 67 of Section 1 of Victor Monaghan Mills on Plat recorded in Plat Book S, at page 179, R. M. C. Office for Greenville County, and being more particularly described according to said Plat as follows:

BEGINNING at the Northwest intersection of Frost Street and Peace Street, and running thence with Frost Street, S. 6-39 W. 100 feet to an iron pin; thence N. 83-21 W. 127.6 feet to an iron pin in the Eastern side of a 15-foot alley; thence with said alley, N. 7-28 E. 100 feet to an iron pin in the Southern side of Peace Street; thence with said Street, S. 83-21 E. 126.2 feet to the point of beginning.

Being the same property conveyed to Mortgagor by Deed recorded in Deed Book 488, at page 492, R. M. C. Office for Greenville County.

ALSO: 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, in Fairview Township, on the Southern side of Log Shoals Road, and according to Survey made by J. C. Hill on August 22, 1958, containing 35.28 acres, more or less, and described as follows:

BEGINNING at a point in the center of Log Shoals Road in line of the Roshton property, and running thence with the line of said property, passing an iron pin on the side of the road, S. 5-45 W. 98.5 feet to stone; thence N. 88-30 W. 1306 feet passing a stake to a point in center of branch; thence with branch as the line, the traverses of which are: S. 27-0 E. 181 feet; S. 14-45 E. 314 feet; and S. 14-15 W. 581 feet to the corner of Stone property; thence with line of said property, passing a stake, in or near the branch, N. 81-00 E. 1407 feet to iron pin; thence continuing with said property, N. 76-45 E. 796.6 feet to an iron pin at corner of other property of Williams; thence with the line of said property, N. 37-05 W. 232.5 feet to iron pin; thence continuing with line of said property, N. 10-04 E. 176.5 feet, passing an ironpin, to a nail and cap in center of Log Shoals Road; thence with the center of said road as follows: N. 85-30 W. 120 feet; N. 77-31 W. 144.2 feet; N. 68-20 W. 82 feet; N. 53-30 W. 213.5 feet; and N. 58-30 W. 163 feet to the beginning corner.

Being the same property conveyed to Mortgagor by Deed recorded in Deed Book 605, at page 31, R. M. C. Office for Greenville County.

This Mortgage is junior in rank to those Mortgages executed by Wilton H. Pridmore to Fidelity Federal Savings & Loan Association, dated May 18, 1956, and August 23, 1958, which are recorded in the R. M. C. Office for Greenville County in Mortgage Books 678, at page 287, and 757, at page 47. There is expressly excepted from this Mortgage .35 of an acre, more or less, which was conveyed by Wilton H. Pridmore to R. T. Williams by Deed dated April 27, 1960, and recorded in Deed Book 649, at page 165, R. M. C. Office for Greenville County.

ALSO: The following personal property; One 40-pound washer; One 25-pound washer; one 15-inch extractor; two dryers; one shirt unit; one boiler; all of these items being situate on the above premises

Together with all and singular rights, members, hereditaments, 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.

paid in full
First Carolina Fund, Inc.