

STATE OF SOUTH CAROLINA, NOV 27 12 30 PM 1962  
OLLIE FAHNSWORTH R.M.C.

County of Greenville

To all Whom These Presents May Concern;

WHEREAS Robbins Bros. Inc., is well and truly indebted to John A. Theodore in the full and just

sum of Two Thousand and No/100----- (\$ 2,000.00) Dollars, in and by certain promissory note in writing of even date herewith, due and payable as follows:

in monthly instalments of Eighty-Five and No/100 - (\$85.00) Dollars each, beginning on the 21st day of December, 1962 and continuing on the 21st day of each succeeding calendar month thereafter until the principal debt has been paid in full, said payments to be applied first to interest and then to the principal balance remaining due from month to month,

with interest from date at the rate of six (6%) per centum per annum until paid; interest to be computed and paid monthly and if unpaid when due to bear interest at same rate as principal until paid, and have further promised and agreed to pay ten per cent of the whole amount due for attorney's fee, if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That it, the said Robbins Bros. Inc.

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to it in hand well and truly paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said John A. Theodore, his heirs and assigns forever:

All that certain piece, parcel, or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, Gantt Township, on the east side of the Augusta Road (U. S. Highway No. 25) about four miles south of Greenville Court House, being known and designated as the southwestern portion of Tract No. 7 of the property of Eva Chandler as shown on a plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book H, at page 188, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of the Augusta Road (U. S. Highway No. 25) at joint front corner of Lots Nos. 6 and 7, and running thence along the joint line of said lots, N. 89-00 E. 200 feet to an iron pin on the line of other property, now or formerly owned by Guy Robbins, Boyce Robbins, Wilbur Robbins, and Jack G. Robbins; thence along the line of other property, now or formerly owned by Guy Robbins, Boyce Robbins, Wilbur Robbins, and Jack G. Robbins, N. 1-00 W. 80 feet to an iron pin; thence S. 89-00 W. 200 feet to a point in the center of the Augusta Road (U. S. Highway 25); thence along the center of the Augusta Road, S. 1-00 E. 80 feet to the beginning corner; being the same property conveyed to the mortgagor corporation by William Leslie Robbins, et al. by their deed dated November 1, 1962 to be recorded herewith.

This mortgage is junior and inferior to the lien of that certain mortgage in the sum of \$10,000.00 executed on this date by the mortgagor herein to First Federal Savings and Loan Association to be recorded herewith.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the same belonging or in any way incident or appertaining, including all heating, plumbing and electrical fixtures, and any other equipment or fixtures now or hereafter attached, connected or fitted in any manner, it being the intention of the parties hereto that all such fixtures and equipment, other than household furniture, be considered a part of the realty.

TO HAVE AND TO HOLD, all and singular the said premises unto the said John A. Theodore, his Heirs and Assigns forever.

And it do hereby bind itself, its successors, heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, his Heirs and Assigns, from and against it, its heirs, Executors and Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.