

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

BOOK 1179 PAGE 469

MORTGAGE OF REAL ESTATE

FEB 11 2 11 PM '71  
OLLIE FARNSWORTH  
R.M.C.

WHEREAS, LEROY CANNON VOLKSWAGEN, INC.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE SOUTH CAROLINA NATIONAL BANK,

(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

Three Hundred Sixty Thousand & No/100----- Dollars (\$ 360,000.00) due and payable \$6,000.00 per month beginning April 1, 1971, for sixty (60) consecutive months, with interest thereon payable quarterly on the unpaid balance beginning April 1, 1971, at the rate of one-half (1/2) of one (1%) percent above the prime interest rate in effect at the South Carolina National Bank at the beginning of the interest payment quarter:

with interest thereon from date at the rate of \_\_\_\_\_ per centum per annum, to be paid:

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, on the Southwest side of Henry-Dale Street and on the Northwest side of Grove Road, and on the Southeast side of Highway 185, near the City of Greenville in Greenville County, S. C. and having, according to a survey made by R. K. Campbell, November 7, 1962, recorded in R. M. C. Office for Greenville County, S. C., in Plat Book "WW" at Page 401, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast side of Highway 185 (U. S. Highway No. 29) said pin being at a point where the Southeast side of the right of way of Highway No. 185 intersects with the Southwest side of Henrydale Street and runs thence with Henrydale Street, South 88-58 East 27.13 feet to an iron pin; thence still along the Southwest edge of Henrydale Street, South 41-51 East 362.74 feet to an iron pin; thence still along Henrydale Street South 8-05 East 29.08 feet to an iron pin on the Northwest edge of Grove Road; thence along Grove Road, South 25-26 West 331.6 feet to an iron pin; thence North 64-34 West 537.9 feet to an iron pin on the Southeast edge of the right of way of Highway 185; thence along the Southeast edge of Highway 185, North 43-56 East 510.9 feet to the beginning corner, and contains 4.304 acres, according to the plat above referred to.

ALSO;

- ALL that certain lot of land situate, lying and being in the State of South Carolina, County of Greenville, just outside of the corporate limits of the City of Greenville, being known and designated as Lot No. 5 on the Estate of J. M. Perry as shown on plat recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book "F" at Page 127 and Plat Book "H" at Page 184 and being more particularly described as follows:

BEGINNING at a stake on the North side of Sidney Street, joint corner of Lot No. 4 and running thence North 31-30 West 150 feet to a stake; thence South 50-30 West 50 feet to a stake, joint corner of Lots No. 5 and No. 6; thence with the joint line of said lots, South 31-30 East 150 feet to a stake on Sidney Street; thence with Sidney Street, North 58-30 East 50 feet to the beginning corner.

(See Addendum Sheet attached for continuation of description)

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.