

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
SEP 15 10 20 AM '72

MORTGAGE OF REAL ESTATE

ELIZABETH RIDDLE TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, JESSE L. HELMS

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON. (GREENVILLE, S. C. BRANCH)

(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 One Hundred eighty-five Thousand and No/100----- Dollars (\$ 185,000.00) due and payable

in amortized monthly installments in the sum of \$1767.97 each commencing on February 10, 1973, and on the 10th day of each month thereafter until paid in full, all monthly payments to apply first to interest with balance to principal,

with interest thereon from date at the rate of 8 per centum per annum, to be paid: February 10, 1973, and monthly thereafter.

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 lot of land together with all buildings and improvements now or hereafter constructed thereon, situate, lying and being on the Northern side of Alternate Highway No. 29 (Old Rutherford Road or Camp Road) near Paris, in Greenville County, South Carolina, being shown as a portion of the property of J. Lee Green, made by W. D. Neves, Surveyor, dated December 4, 1920, recorded in the RMC Office for Greenville County, S. C., in Plat Book B, page 111, and having the following metes and bounds, to wit:

BEGINNING at a stake on the Northern side of Alternate U. S. Highway No. 29 at the corner of property now or formerly owned by Steel Heddle Manufacturing Co., and running thence with the line of said property, N. 47-11 W., 99 feet to a stake on the right of way of the Piedmont & Northern Railway Company; thence with the line of said right of way, S. 70-19 W., 231 feet to a stake; thence S. 72-28 E., 173.5 feet to a stake on Alternate U. S. Highway No. 29; thence with the Northern side of said Highway, N. 63- 17 E., 135.5 feet to an iron pin, the beginning corner, being the same property conveyed to Jesse L. Helms by deed of J. W. Pitts recorded in the RMC Office for said County and State in Deed Book 539, page 393.

ALSO, all that piece, parcel or triangular strip of land together with all buildings and improvements now or hereafter constructed thereon, lying to the Northeast of the above described property situate, lying and being on the Northern side of Alternate U. S. Highway No. 29 (Rutherford Road or Camp Road) in Chick Springs Township, Greenville County, South Carolina, being shown and designated as .03 acres, more or less, on a plat of a survey for Steel Heddle Manufacturing Co., Paris, S. C., made by Piedmont Engineering Service dated November, 1956, recorded in the RMC Office for Greenville County, S. C., in Plat Book LL, page 16, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northern side of Alternate U. S. Highway No. 29 at the corner of property described in the immediately preceding paragraph and running thence with the line of said property, N. 47-11 W., 99 feet to an iron pin on the right of way of the Piedmont & Northern Railway Co.; thence with the line of said right of way, N. 70-42 E., 35.1 feet to an iron pin on the line of property now or formerly owned by Steel Heddle Manufacturing Co.; thence with the line of said property, S. 26-35 E., 88.3 feet to an iron pin, the beginning corner, being the same property conveyed to Jesse L. Helms by deed of Steel Heddle Manufacturing Co. recorded in said RMC Office in Deed Book 567, page 48.

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.