

RECORDED
FILED

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE, S.C. MORTGAGE OF REAL ESTATE

BOOK 1261 PAGE 173

DEC 20 1 39 PM '72

ELIZABETH RIDDLE
R.M.O.

WHEREAS, WILSON DEVELOPMENT COMPANY, INC.,

(hereinafter referred to as Mortgagor) is well and lawfully possessed of the PEOPLES NATIONAL BANK,

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(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 ELIZABETH RIDDLE

Three Hundred Twenty-Five Thousand R.M.No/100-----Dollars (\$ 325,000.00) due and payable At Eight (8%) percent, payable five (5) years from date with interest payable quarterly.....

with interest thereon from date at the rate of 8% per centum per annum, to be paid: Quarterly

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, City of Greenville, on U.S. 29, shown on a plat recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4-F at Page 54 and specifically described as all of Panels B, C, D and F; all of Panel A except 150 x 150 feet previously sold on the western end of Panel to Union Oil Company; and the remainder of Panel E, except that portion previously sold to the Schoolfields, being the corner of Wade Hampton Boulevard (U.S. 29) and New White Oak Drive, and having a depth on the back line from U.S. 29, 200 feet and also less that portion sold to Dr. James R. D. Rice having a uniform width on White Oak Drive of 62 feet.

The Peoples National Bank does hereby reserve the right to release lots from the lien of this mortgage, provided it sets the release price or in other words, the bank approves the release price.

This mortgage is subject to the recorded plat showing set back lines proposed parking places and utility or sewage easements and is subject further to the restrictions which are recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 905 at Page 89.

The within mortgage also includes any rights, or interest in and to the streets and parking areas as designated on said plat.

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.