

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

(FILED)

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DEC 22 4 18 PM '73

M^{rs} ELIZABETH RIDDLE

WHEREAS, Galloway Asphalt Paving Company, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Company

(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 -----
Fifty-Nine Thousand and no/100-----Dollars (\$ 59,000.00) due and payable
one year from date, interest due and payable quarterly,

with interest thereon from date at the rate of eight 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 tract of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Chick Springs Township, more particularly described as follows:

Lot No. 1: Near the Paris Mountain Road, containing 1.3 acres, more or less, more fully described in deed from M. A. Bryant to T. F. Massey et al, recorded in the R.M.C. Office for Greenville County in Deed Book 106 at page 248; and,

Lot No. 2: On Paris Mountain Road, containing 49/100 acre, more or less, more fully described in deed from Henry P. McGee to Carrie P. Massey, recorded in the R.M.C. Office aforesaid, in Deed Book 98 at page 343; and,

Lot No. 3: Near the Paris Mountain Road, containing 18/100 acre, more or less, more fully described in deed from M. A. Bryant to Carrie P. Massey, recorded in the R.M.C. Office aforesaid in Deed Book 103 at page 182.

And being a part of the property conveyed to the Grantor herein by G. R. Caudle, by deed dated March 31, 1948, and recorded in the R.M.C. Office aforesaid in Deed Book 341 at page 338.

ALSO:

ALL that certain piece, parcel or tract of land situate, lying and being in Chick Springs Township, Greenville County, State of South Carolina, according to map and survey made by W. A. Hester, Surveyor, 10/25/29, being recorded in R.M.C. Office for Greenville County in Plat Book "I", at page 147, and being designated on said plat as Tract #1 containing 4.31 acres more or less and having the following metes and bounds, to-wit:
BEGINNING at an iron pin joint corner of Tracts 1 and 2 and running thence S. 59-3/4 E. 506.08 feet to an iron pin; thence N. 54 E. 158.40 feet to an iron pin; thence N. 76 1/2 E. 139.92 feet to an iron pin; thence N. 56 1/2 W. 759 feet to a white oak stump old mark; thence S. 27 W. 290.40 feet to the beginning corner. Less, however, that portion of land being retained by the Grantor having the following metes and bounds, to-wit: BEGINNING at an iron pin on S.O. Highway 253, S. 54-13 W. 100 feet to an iron pin; thence N. 35-47 W. 200 feet to an iron pin; thence N. 54-13 E. 70.9 feet; thence S. 56 1/4 E. 220 feet more or less to the beginning corner.

ALSO:

ALL that parcel or tract of land with the improvements thereon, situate on the East side of Hall Road near the City of Greenville, in Greenville County, South Carolina, shown on Plat of Property of H. E. Cooke, made by J. C. Hill, Surveyor, on 7/13/50, revised 5/7/53, recorded in R.M.C. Office for Greenville County in Plat Book "DD", page 75, and having according to said Plat and Survey made by Carolina Engineering and Surveying Company on 10/29/59, the following metes and bounds, to-wit:

(Continued on attached sheet)

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.