

FILED
GREENVILLE CO. S. C.

DEC 3 4 41 PM '76

DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE

BOOK 1296 PAGE 619

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE is made by the between the Mortgagor (s)

Crowe Bros., Inc., (herein "Borrower") and the

Mortgagee First Piedmont Bank and Trust Company

Greenville, South Carolina (herein "Lender").

WHEREAS, the Borrower is indebted to the Lender in the sum of Twenty Thousand and no/100
Dollars (\$ 20,000.00) as evidenced by the Borrower's promissory Note of
even date herewith (herein "Note") the terms of which are incorporated herein by reference, with principal and interest
to be paid as therein stated, the unpaid balance of which, if not sooner paid, shall be due and payable

December 1, 1976; and

WHEREAS, the Borrower may have borrowed other monies from the Lender (which term as used throughout
this Mortgage Agreement shall include any Holder) which monies have not been fully repaid and the Borrower may
hereafter become indebted to the Lender for such further sums as may be advanced to or for the Borrower's account for
taxes, insurance premiums, public assessments, repairs, or for any other purpose; and

WHEREAS, the Borrower desires and intends to secure any and all of said existing indebtedness and future ad-
vances and indebtedness by granting to Lender a Mortgage on the real property hereinafter described, which Mortgage
shall be security for all obligations of the Borrower to Lender in the total principal amount of Fifty Thousand
and no/100 Dollars (\$ 50,000.00);

NOW, THEREFORE, KNOW ALL MEN, that the Borrower (jointly and severally if more than one), in considera-
tion of the foregoing and also in consideration of the further sum of Three and No/100 (\$3.00) Dollars to the Borrower
in hand well and truly paid by the Lender at and before the sealing and delivery of these presents, the receipt whereof
is hereby acknowledged, TO SECURE TO LENDER the repayment of: (a) the indebtedness evidenced by the aforesaid
Note, with interest thereon; (b) all other sums, with interest thereon, advanced in accordance herewith to protect the
security of this Mortgage and the performance of the covenants and agreements of Borrower herein contained; and (c)
all other money heretofore or hereafter advanced by the Lender to or for the account of the Borrower and all other
present or future direct or contingent liabilities and indebtedness of the Borrower to the Lender of any nature whatso-
ever to the fullest extent allowed by law, and any modifications, extensions, rearrangements or renewals of any of (a)-(c)
(all hereinafter collectively called the "Obligations"), with the limitation that the total principal amount of said Obliga-
tions secured hereby shall not exceed the amount specified in the preceding paragraph, together with reasonable attor-
ney's fees, court costs and expenses of whatever kind incident to the collection of any of said Obligations and the enforce-
ment of the Mortgage interest created hereby, does hereby mortgage, grant bargain, sell and release unto the Lender,
its successors and assigns, the following described real estate:

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying
and being in Greenville County, State of South Carolina, in the City of
Greenville, and having according to plat of Greenville City School District,
Greenville, S. C., prepared by Dalton & Neves, dated November 1946, the
following metes and bounds, to-wit:

BEGINNING at a point on the southern side of Rhett Street, which point is
located 62.25 feet in a easterly direction from the intersection of O'Neal
Street and Rhett Street and running thence S. 19-30 E. 72.5 feet to a point;
thence N. 70-30 E. 13.8 feet to an iron pin; thence S. 19-30 E. 84.1 feet
to an iron pin; thence along property now or formerly of T. W. Wyatt
N. 70-30 E. 35.1 feet to a point; thence N. 19-30 W. 156.6 feet to a point on
the southeastern side of Rhett Street; thence along the southeastern side of
Rhett Street S. 70-30 W. 48.9 feet to the beginning corner.

This is the identical property conveyed to the mortgagor herein by deed from
School District of Greenville County dated October 30, 1973, to be recorded
herewith in the R.M.C. Office for Greenville County.



4328-17-1