

FILED
GREENVILLE CO. S.C.

FEB 3 10 59 AM '76

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DO NOT
S. TANKERSLEY
R.H.C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: CAINE COMPANY, AS AGENT

(hereinafter referred to as Mortgagor) SEND (S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto MARY S. SHOEMAKER (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 Thirty Thousand and No/100 DOLLARS (\$130,000.00) with interest thereon from date at the rate of 8½% per centum per annum, said principal and interest to be repaid as follows:

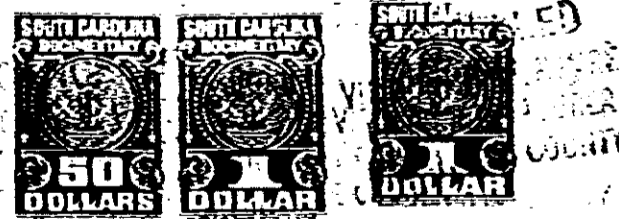
Interest only at the rate of 8½% payable quarterly, with the first such quarterly interest payment being due and payable May 1, 1976, and the principal balance being due and payable on February 1, 1977.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

All that piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being located at the intersection of the North side of Partridge Lane and the East side of Boxwood Lane, and shown as an unnumbered lot on plat of property of E. D. Sloan, dated June, 1955, recorded in the Office of the R.M.C. for Greenville County, S. C. in Plat Book KKK at Page 137A, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Boxwood Lane at the intersection of Partridge Lane and Boxwood Lane and running thence N. 29-06 W. along Boxwood Lane 150 feet to an iron pin; thence turning and running N. 60-54 E. 169.5 feet to an iron pin at joint corner with adjacent unnumbered lot and property now or formerly of Dr. H.E. Riddle; thence turning and running S. 35-46 E. 159 feet to an iron pin on the North side of Partridge Lane; thence turning and running along Partridge Lane S. 63-24 W. 188 feet to an iron pin, the point of beginning.



Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or 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.

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