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BOOK 1401 PAGE 805
MORTGAGE OF REAL ESTATE—Prepared by WILKINS & WILKINS, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, H. H. PLEMMONS

(hereinafter referred to as Mortgagor) is well and truly indebted unto ATLANTIC SECURITIES CORPORATION, 408 East North Street, Greenville, S. C. 29601

(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

SIXTY ONE THOUSAND ----- Dollars (\$ 61,000.00) due and payable

\$655.51 on January 1, 1979 and a like amount on the first day of each and every month thereafter up to and including December 1, 1983; said installments to be applied first in payment of interest and balance to principal, and the entire principal sum and accrued interest if not sooner paid to be due and payable on December 1, 1983.
with interest thereon from date at the rate of ten(10%) per centum per annum, to be paid: monthly

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, the Mortgagee's heirs, successors and assigns:

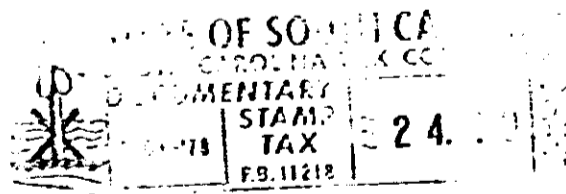
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the city of Greenville, having a frontage of 75 feet on the northwest side of Wade Hampton Boulevard, and having according to a recent survey made by Carolina Surveying Co., Nov. 30, 1978 the following metes and bounds, courses and distances, to-wit:

Beginning at an iron pin on the northwest side of Wade Hampton Boulevard, which iron pin is 150 feet southwest from the northwest corner of the intersection of Wade Hampton Boulevard and Chick Springs Road, and running thence with the northwest side of Wade Hampton Boulevard S. 48-26 W. 75 feet to an iron pin; thence with a new line through property of F. Towers Rice N. 41-34 W. 210 feet to an iron pin; thence turning N. 48-26 E. 75 feet to an iron pin; thence turning S. 41-34 E. 210 feet to the beginning corner.

This is the same property conveyed to Mortgagor by F. Towers Rice and John E. Fontaine by deed of even date herewith, to be recorded.

TOGETHER WITH AN UNOBSTRUCTED EASEMENT AND/OR RIGHT OF WAY FOR INGRESS AND EGRESS sufficient for travel by motor vehicles, from the southwest side of Chick Springs Road to the rear of said lot herein described, which easement will cross a part of Seller's property, and a part of a 25 foot easement for travel at the entrance to Chick Springs Road.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner, it being the intention of the parties hereto that all 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 is is lawfully seized of the premises hereinafove 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.

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