

GREENVILLE CO. S.C.

WYCHE, BURGESS, FREEMAN & PARHAM  
BOX 10207, GREENVILLE, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF

GREENVILLE

APR 23 2 19 PM 1968

MORTGAGE OF REAL ESTATE

BOOK 1090 PAGE 367

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Belton R. O'Neall Company, a South Carolina corporation, as maker, and Sans Souci Housing, Inc., a South Carolina corporation, as endorser, (hereinafter referred to as Mortgagor) is well and truly indebted unto The Peoples National Bank, Greenville, S. C.,

dated Jan. 3, 1968

(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 Thousand and no/100

Dollars (\$ 60,000.00 ~~XXXXXX~~)

with interest thereon at the rate of seven per cent per annum, payable in equal monthly installments of \$697.00, commencing August 1, 1968, and continuing on the first of each month thereafter until paid in full on or before July 1, 1978, said payments to be first applied to interest and then principal.

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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, in Gantt Township as shown on plat of property of Sans Souci Housing, Inc., prepared by Jones Engineering Services, dated March 14, 1968, recorded in the Office of the R. M. C. for Greenville County, South Carolina in Plat Book XXX, at Page 127, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of the right-of-way of Augusta Road, 175 feet, more or less, south of the I-85 access and running thence N. 78-56 W. 125 feet to an iron pin; thence S. 9-21 E. 152.7 feet to an iron pin; thence N. 81-04 E. 150 feet to an iron pin on the western edge of the right-of-way of Augusta Road; thence along the western edge of the right-of-way of the Augusta Road, N. 25-56 W. 115 feet to the point of beginning.

Sans Souci Housing, Inc., as the owner of the above described property, has leased the same to Belton R. O'Neall Company by lease dated January 3, 1968, and recorded in the Office of the R. M. C. for Greenville County, and amendment by Modification of Lease Agreement dated April , 1968.

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.

*See Release of Lien to this Mortgagee in R. & M. Book. 1143 Page 321*

SATISFIED AND CANCELLED OF RECORD  
SJC  
P  
10869  
AT 3:43

FOR SATISFACTION TO THIS MORTGAGE SEE  
SATISFACTION BOOK 51 PAGE 765