

MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, 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, THOMAS HOWARD SUITT

hereinafter referred to as Mortgagor is well and truly indebted unto THE CITIZENS AND SOUTHERN NATIONAL BANK OF SOUTH CAROLINA

(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 FORTY-ONE THOUSAND AND NO/100-----

-----Dollars \$ 41,000.00 due and payable in full on demand fifteen (15) months after date with interest thereon payable at a variable rate equal to two (2%) per cent above prime rate being charged by The Citizens and Southern National Bank of South Carolina from time to time, said interest to be computed and paid monthly.

~~with interest thereon from~~ ~~to~~ ~~the~~ ~~date~~ ~~of~~ ~~the~~ ~~payment~~ ~~of~~ ~~the~~ ~~same~~

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 that may be advanced to the Mortgagee at any time or times 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, Greenville Township, lying between Cleveland Street Extension and the Reedy River and having the following metes and bounds according to a plat of property of R. E. Ingold revised by C. O. Riddle June 16, 1970:

BEGINNING at an iron pin on the West side of Cleveland Street Extension at the corner of the Greenville Country Club property and thence running S 62-59 W 280.1 feet to an iron pin on the bank of the Reedy River; thence N 54-49 W 141.3 feet to an iron pin 14 feet back from the river bank; thence N 62-59 E 344.8 feet to the line of Cleveland Street Extension; thence S 27-35 E 125 feet to the beginning corner and containing .90 acres, more or less.

Also that certain strip of land 30 feet in width lying in the Reedy River and shown separately on the plat herein referred to.

Said property is bounded by lands now or formerly of the Greenville Country Club on the South, R. E. Ingold on the North, Cleveland Street Extension on the East and the Reedy River on the West.

It is understood and agreed that the within mortgage shall be equal in rank to those certain mortgages given by the mortgagor herein to the mortgagee herein, executed April 29, 1971, and recorded in the RYC Office for Greenville County in Mortgage Book 1189 at page 249; executed February 24, 1972, and recorded in Mortgage Book 1223 at page 653; and executed September 28, 1972, and recorded in Mortgage Book 1251 at page 79.



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 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.

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