##: 1353 Hat 300

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

MINE S.TAMBER TOTALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, James Benjamin Adams, Jr. and Lynn Adams Brown

(hereinafter referred to as Mortgagor) is well and truly indebted unto

First Piedmont Bank and Trust Co.

Limited Guaranty

WIND SERVICES ASSESSED VALUE

**XKSXXXXXXX**X

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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 Mortgagor at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid-by the Mortgagoe 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 Mortgagoe, 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, on the western side of Piney Mountain Road, near the City of Greenville, being a portion of Tracts 12, 13, and 14 as shown on a plat of Clairmont Ridge, Inc., recorded in Plat Book H at page 182 and according to a survey made by Dalton & Neves in June, 1964, is described as follows:

BEGINNING at an iron pin on the western side of Piney Mountain Road at the corner of Tracts 13 and 14 and running thence with the western side of Piney Mountain Road, S. 4-25 W. 100 feet, S. 1-50 E. 145 feet, S. 2-30 E. 100 feet, and S. 15-00 E. 55 feet to an iron pin at the corner of property now or formerly of Daniel Hunter Wallace, Jr.; thence with the line of said property, S. 50-12 W. 553 feet to an iron pin at a hickory tree in line of property now or formerly of Eugene E. Stone, III; thence with the line of said property N. 35-20 W. 390 feet to an iron pin at corner of property now or formerly of Virginia C. Summey; thence with line of property now or formerly of Virginia C. Summey and now or formerly of J. E. Gilliam, N. 84-16 E. 146.8 feet to an iron pin; thence continuing with the line of property now or formerly of J. E. Gilliam and now or formerly of George C. Ridenhour, N. 41-56 E. 361.5 feet to an iron pin; thence continuing with the Ridenhour property N. 44-51 E. 142 feet, N. 64-54 E. 51.3 feet, and N. 72-10 E. 102.5 feet to the beginning corner.

This mortgage is cross pledged with a mortgage of even date to First Piedmont Bank and Trust Co. covering the same property. A default in the other mortgage will automatically constitute a default on the within mortgage and obligation secured hereby.



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, he 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 Mortzagor coverants that it is lawfully scized of the premises bereinshove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or chemises the same, and that the premises are free and clear of all lines and encountrances except as provided herein. The Mortgagor forther coverants to warrent and forever defend all and singular the said premises unto the Mortgagor forever, it is madel example the Mortgagor and all persons whoms ever Lawfully clansing the same or any part thereof.

LEATHERWOOD, WALKER, TODD & MARIN

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