1353 #1302

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

OURNE SUPERIOR ENGLISHED ALL WHOM THESE PRESENTS MAY CONCERN:
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WHEREAS, James Benjamin Adams, Jr. and Lynn Adams Brown

have entered into a security and Indemnification Agreement and

First Piedmont Bank and Trust Co.

being

Whereas, the agreement was entered into in order to induce First Piedmont Bank and Trust Co. to release the estate of J. B. Adams (deceased) from certain claims filed and accept other collateral in substitution therefor and to indemnify the bank in connection therewith in accordance with the terms and provisions of said security agreement.

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 of any time for advances made to or for his account by the Mortgagor, and also in consideration of the further sum of Three Dollars (\$5.00) to the Mortgagor in hand well and truly paid by the Mortgagor at and before the scaling 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 Mortgagor, 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 reats, assess, and profits which may arise or be had therefrom, and including all heat me, plumbing, and lighting fixtures new or hereafter attacked, connected; or fitted thereto in any manner: it being the intention of the parties hereto that all fixtures and approprient, 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 Mortgazor 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 lions and encumbrances except as provided herein. The Mortgazor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and expired the Mertgagor and all persons whenevever lawfully claiming the same or any part thereof.

LEATHERWOOD, WALKER, TODD & MANN

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