

STATE OF SOUTH CAROLINA } 2 42 PM '76
COUNTY OF GREENVILLE } TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, H & H REALTY, INC., a corporation organized and existing under the laws of the State of South Carolina. (hereinafter referred to as Mortgagor) is well and truly indebted unto

BANKERS TRUST OF SOUTH CAROLINA, N. A.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, in the sum of: TWELVE THOUSAND and no/100-----Dollars

(\$ 12,000.00) due and payable as provided for under the terms and conditions of said note, which are incorporated herein by reference and made a part hereof as though they set forth herein, with interest thereon from date at the rate of 8 per centum per annum, to be paid as provided for in said note; and,

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 piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the City of Greenville, Greenville County, South Carolina on the Western side of South Hudson Street as shown on a survey made by Dalton & Neves, Engineers, dated December 1945, and having according to said survey, the following metes and bounds, to-wit:

BEGINNING at an iron fence post at the Northwestern corner of the intersection of South Hudson Street and Meadow Street and running thence along the Western side of South Hudson Street, N. 22-38 E. 229.1 feet to an iron fence post at the Southwestern intersection of South Hudson Street and Oscar Street; thence along the Southern side of Oscar Street, N. 55-57 W. 136.2 feet to a point; thence S. 34-09 W. 115.7 feet to an iron fence post; thence N. 58-23 W. 84.5 feet to an iron fence post; thence S. 34-30 W. 105.6 feet to an iron pin on the Northern side of Meadow Street; thence along the Northern side of Meadow Street, S. 56-02 E. 267 feet to the point of beginning.

The above property is the same property conveyed to the Mortgagor by deed of Eli Freyberg, as Trustee, recorded January 5, 1951, in Deed Book 426, at Page 320.

ALSO: ALL that piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the Northeastern side of Meadow Street, in the City of Greenville, Greenville County, South Carolina, being shown and designated as Lot No. 4 on a Plat entitled "Property of B. S. Whitmire", made by R. E. Dalton, dated November 1921, recorded in the RMC Office for Greenville County, South Carolina in Plat Book P, at Page 37, reference to said Plat is hereby craved for a more complete description thereof.

The above property is the same property conveyed to the Mortgagor by deed of Plexon Corporation, recorded May 17, 1961, in Deed Book 674, Page 67.

ALSO: ALL that piece, parcel or lot of land located on Oscar Street in the City of Greenville, Greenville County, South Carolina, more particularly described as follows:

BEGINNING at a point on Oscar Street at the corner of Lots Nos. 6 and 7 of a plat and survey made by P. H. Johnson dated June 9, 1881 and running thence with the line of Lot No. 7, S. 34 1/4 W. 115 feet to the corner of Lots Nos. 5 and 8; thence with Lot No. 5, S. 55 3/4 E. 47 1/2 feet; thence N. 34 1/4 E 115 Feet to Oscar Street; thence with Oscar Street, N. 55 3/4 W. 47 1/2 feet to the point of beginning. Said property being the Western half of Lot No. 6 of the above named survey. (Continued on Addendum attached hereto)

Together with all and singular rights, members, hereditaments, 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.

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