

Southern Bank & Trust Company
P.O. Box 1329
Greenville, S.C. 29602

FILED
GREENVILLE CO. S. C.

BOOK 1381 PAGE 34

STATE OF SOUTH CAROLINA,)

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COUNTY OF GREENVILLE

CONNOR S. STANFORD
R.H.C.

To All Whom These Presents May Concern:

WHEREAS, I, George P. Hoffmann,

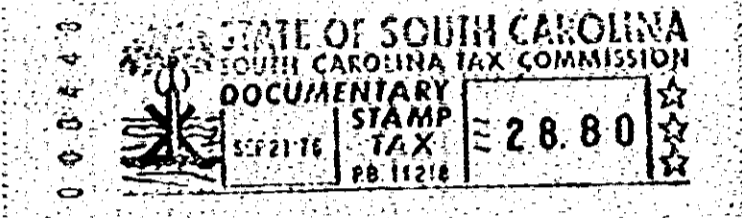
hereinafter called the mortgagor(s), is (are) well and truly indebted to
SOUTHERN BANK & TRUST COMPANY

hereinafter called the mortgagee(s), in the full and just sum of Seventy-two Thousand
and no/100-----(\$72,000.00)-----

Dollars, in and by a certain promissory note in writing of even date herewith, due
and payable as follows: due and payable in full one year from date

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with interest from date at the rate of Nine (9%)
per centum per annum until paid; interest to be computed and paid quarterly from
the date hereof and if unpaid when due to
bear interest at the same rate as principal until paid, and the mortgagor(s) has (have)
further promised and agreed to pay a reasonable amount due for attorney's fee if said
note be collected by attorney or through legal proceedings of any kind, reference being
thereunto had will more fully appear.

NOW, KNOW ALL MEN, That the said mortgagor(s) in consideration of the said
debt and sum of money aforesaid, and for the better securing the payment thereof,
according to the terms of the said note, and also in consideration of the further sum
of Three Dollars, to the mortgagor(s) in hand well and truly paid at and before the
sealing and delivery of these presents, the receipt whereof is hereby acknowledged,
have granted, bargained, sold and released, and by these presents to grant, bargain,
sell and release unto the said mortgagee(s) the following described real property:

All that certain piece, parcel or lot of land, with all improvements thereon,
situate, lying and being in Greenville County, South Carolina, at the north-
western corner of the intersection of Old Spartanburg Road and Howell Road,
as shown on a plat thereof entitled "Property of First Federal Savings and
Loan Association of Greenville, S.C., near Greenville, S.C.", dated
September 28, 1976 prepared by C. O. Riddle, Surveyor, recorded in the
R.M.C. Office for Greenville County in Plat Book 5-W at page 42, and
having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin at the Northwestern corner of the intersection of
Old Spartanburg Road and Howell Road and running thence with the Northwestern
side of Old Spartanburg Road, S. 65-40 W. 100.5 feet to an iron pin; thence
continuing with the Northwestern side of Old Spartanburg Road, S. 67-24 W.,
100.5 feet to an iron pin on the line of property owned by O. B. Godfrey;
thence with the line of said Godfrey property, N. 7-23 W., 154.55 feet to
an iron pin on the line of property owned by the Greenville County Library;
thence with the line of said Greenville County Library property, N. 84-38 E.
195.7 feet to an iron pin on the Western side of Howell Road; thence with
the Western side of Howell Road, S. 5-50 E. 92 feet to the point of beginning.

TOGETHER with an easement unto the grantee, his heirs and assigns forever,
for the purpose of constructing and maintaining a sewer line running from
property of the Greenville County Library to the property being described
herein. Said easement shall have a uniform width of 10 feet and shall have
a length of 202.16 feet, which easement is adjacent to and runs parallel with
the joint line of Lots 2 and 3 on a plat recorded in Plat Book V at page 61,
and extends into Lot 6 on said plat. Grantee shall have the right to con-
tinuously maintain said sewer line so long as it continues to be used for
said purpose. If for any reason the sewer line is abandoned by reason of
being replaced with some other line, the parties agree to cancel and terminate
the within easement. Until such time, this easement shall continue and shall
be a covenant running with the land.

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