

Jul 13 4 01 PM '72

ELIZABETH RIDGLE  
R.M.C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JOHN CONIT'S

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto THE SOUTH CAROLINA NATIONAL BANK

(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

SIXTY THOUSAND AND NO/100----- DOLLARS (\$ 60,000.00 ),

due and payable in 120 consecutive monthly installments, the first 119, commencing August 15, 1972, to be in the amount of Five Hundred Seventy-Three and 40/100 Dollars (\$573.40), and the 120th payment of the remaining balance, payments to be applied first to interest and then to principal,

with interest thereon from date at the rate of eight/ <sup>(8%)</sup> per centum per annum, to be paid: Monthly.

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 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,

ALL that piece, parcel or tract of land in Greenville County, State of South Carolina, containing 6.83 acres according to a survey of property of I. H. Philpot, et al., prepared by Piedmont Engineers & Architects, dated July 5, 1972, said plat is recorded in the R.M.C. Office for Greenville County in Plat Book at Page and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an "X" in a concrete gutter at the corner of White Horse Road and Westcliffe Way and running thence with the northwestern side of Westcliffe Way S. 57-00 W. 592 feet to an iron pin; thence N. 33-00 W. 460 feet to an iron pin; thence N. 31-04 W. 64.7 feet to an iron pin; thence N. 57-22 E. 533 feet to an iron pin on the southwestern side of White Horse Road; thence with the White Horse Road right of way S. 41-25 E. 258.5 feet to an iron pin; thence continuing with the said right of way S. 38-38 E. 146.05 feet to an iron pin; thence S. 35-10 E. 119.85 feet to an "X" in a concrete gutter, the point of beginning.

This conveyance is subject to all restrictions, zoning ordinances, setback lines, roads or passageways, easements and rights of way, if any, affecting the above described property.

The above described property is the same conveyed to the Mortgagor by the deed of I. H. Philpot, as Trustee, to be recorded herewith.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.