

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE
(CORPORATION)
OCT 14 4 06 PM '48
DONNIE S. TANKERSLEY
R.H.C.
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, North Street Development Company, 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 Gladys H. Meadors

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, in the sum of: One Hundred One Thousand One Hundred Seventy-Five and 00/100-----Dollars (\$101,175.00) 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 eight 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, located, lying and being in the City of Greenville, State of South Carolina, on East North Street and being bounded by the said East North Street, Oak Street, property now or formerly of C. Douglas Wilson, P. D. Meadors and R. A. Jolly and on the northwestern side by property owned by several owners and having, according to a survey of June, 1948, the following courses, metes and bounds, to-wit:

BEGINNING at a point on East North Street at the corner of the property herein conveyed and property now or formerly owned by C. Douglas Wilson, P. D. Meadors and R. A. Jolly and running thence with said C. Douglas Wilson line, N. 20-34 E. 339.6 feet to a point on Oak Street; thence, with said Oak Street, N. 56-34 W. 62 feet; thence with the line of several lots in a southerly direction, 363.9 feet to a point on East North Street; thence with said East North Street, S. 69-35 E. 61 feet to the beginning corner.

The within property is the same conveyed to the Mortgagor by deed of Mortgagee of even date herewith, the same being a purchase money mortgage.

At the option of the Mortgagor and upon written application by Mortgagor to Mortgagee, the Mortgagee will, from time to time, grant releases of all or any portion of the within mortgaged property from the lien created herein conditional upon the payment of substituted collateral to an escrow agent mutually acceptable to the Mortgagor and Mortgagee of sum of money equal to the outstanding balance due on the Promissory Note secured by this Mortgage, plus all interest then due and which will become due during the term of said Promissory Note.



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

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor 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 liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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