

MORTGAGE OF REAL ESTATE—Offices of Price & Pong, Attorneys at Law, Greenville, S. C.

DEC 30 4 41 PM 1960

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

OLLIE WORTH  
R.M.C. MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I Fred S. Gurdts,

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

WHEREAS, the Mortgagor is well and truly indebted unto The Life and Annuity Company, a Corporation (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 EIGHTY-FIVE HUNDRED AND NO/100 -

----- DOLLARS (\$ 8500.00 )  
due and payable two (2) years from date

with interest thereon from date at the rate of five per centum per annum, to be paid: at maturity

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, and in the City of Greenville between Beattie St. and Vardry Street and having, according to a plat made by Dalton & Neves, dated June 1953, entitled "Property of Greenville Cotton Oil Mill, Inc." recorded in Plat Book DD at page 145, the following metes and bounds:

PARCEL NO. 1: Beginning at an iron pin at the easterly corner of the intersection of Beattie Street and Vardry Street and running thence along the northerly side of Vardry Street S 70-07 E 172.5 feet and S 63-10 E 402.7 feet to an iron pin; thence N 9-12 W 366.9 feet to an iron pin on the southerly side of Beattie Street; thence with the southerly side of Beattie Street S 75-35 W 442.1 feet and S 73-27 W 36.6 feet to the beginning corner.

PARCEL NO. 2: Beginning at an iron pin on the south side of Beattie Street, corner of Parcel No. 1, and running along the line thereof S 9-12 E 366.9 feet to an iron pin on Vardry Street; thence with the northerly side of Vardry Street S 63-10 E 28.7 feet to an iron pin; thence N 9-21 W. 385.8 feet to an iron pin on Beattie Street; thence with the southerly side of Beattie Street S 75-35 W. 22.3 feet to the beginning corner.

This is the same property in which the mortgagor was conveyed an undivided one-fourth interest by deed recorded in the R. M. C. Office of Greenville County in Deed Book 480 at Page 529. It is understood that, notwithstanding the warranty contained herein, Parcel No. 1 is subject to the reservation contained in said deed with reference to the extension of South Markley Street and this mortgage, with respect to Parcel No. 2, shall cover only my right title and interest therein and title thereto is warranted only as against myself and persons claiming under me.

This mortgage embraces only my one-fourth undivided interest in the mortgaged premises. LESS HOWEVER, such portions of the above described property having been previously conveyed to Piedmont Natural Gas Co., Inc. and The Geer Drug Company by deeds recorded in Vol. 529 at page 415 and Vol. 589 at page 347, respectively.

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.

*Paid and query satisfied this  
12th day of September, 1962.*

*Equity Saps and Annuity Company (S.A.A.)*

*By: E.M. Gorman, Jr.  
its president*

*By: T. Eaton Murchant  
its secretary*

*witness:  
Sara H. Siborgia*

SATISFIED AND CANCELLED OF RECORD  
30 DAY OF 1962  
S.M.C. FOR GREENVILLE COUNTY, S. C.  
AT 12:27 O'CLOCK P. M. NO. 11444