

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

RECORDED
FEB 17 11 53 AM 1962
OLLIE L. MORRIS
R. M. C.

WHEREAS, We, P. BRADLEY MORRAH, JR., and JOHN W. NORWOOD, III,

(hereinafter referred to as Mortgagor) is well and truly indebted unto MADGE V. STOKES

(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 THIRTY THOUSAND AND NO/100 -----

----- Dollars (\$ 30,000.00) due and payable

\$500.00 on principal each six (6) months from date hereof, until February 10, 1972, at which time the entire remaining unpaid principal balance and interest will be due and owing. With the privilege to anticipate larger payments on principal after five (5) years from date hereof.

with interest thereon from date at the rate of Seven (7%) 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, on the south side of East Coffee Street, in the City of Greenville, South Carolina, upon which is situate a two-story brick building known as the Stokes Building, and, according to a plat of the property of R. R. Stokes & Madge V. Stokes, et al, prepared by Dalton & Neves, Engrs., in October, 1949, (as revised in August, 1955), recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book II, at Page 195, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of East Coffee Street, which pin is ___ feet west of the intersection of East Coffee Street with the west side of North Church Street, and which pin is 0.8 feet east of the northeast corner of the said Stokes Building; and running thence, S. 21-18 W. 120 feet to an iron pin; thence N. 68-33 W. 76.15 feet to a point which is the center of the prolongation of a line marking the center of a thirteen-inch party wall; thence N. 21-12 E. 5 feet to a point in the center of said thirteen-inch wall; thence with the center of said wall, N. 21-12 E. 20 feet to a point where an air space commences; thence N. 21-12 E. 49.5 feet to a point in center of the said thirteen-inch brick wall; thence with the center of said wall, N. 21-12 E. 45.5 feet to a point on the south side of East Coffee Street; thence with East Coffee Street, S. 68-33 E. 76.35 feet to point of beginning.

It is understood that this is a second mortgage, junior in lien to one originally executed in favor of Madge V. Stokes, Rembert R. Stokes, Vivian Stokes Frazier and Rembert R. Stokes, Jr.

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.