

MORTGAGE OF REAL ESTATE—Office of Love, Thornton & Arnold, Attorneys at Law, Greenville, S. C.

FILED IN 891

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

E. WILLIAM RODRIGUE, JR., EARL W. RODRIGUE, SR. and G. L. RODRIGUE, d/b/a
TO ALL WHOM THESE PRESENTS MAY CONCERN: RODRIGUE ORNAMENTAL IRON CO. (a partnership)

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

WHEREAS, the Mortgagor is well and truly indebted unto THE PEOPLES 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

Twenty Thousand and No/100 DOLLARS (\$20,000.00)

with interest thereon from date at the rate of six per centum per annum, said principal and interest to be repaid:

Three Hundred Eighty-Seven Dollars (\$387.00), payable monthly, beginning one month from the date hereof, and Three Hundred Eighty-Seven Dollars (\$387.00) on the same day of each month thereafter, until the principal with interest to accrue thereon is fully paid; provided, however, unless sooner paid, the entire indebtedness shall be due and payable five years from the date hereof. Each said monthly installment, or any portion thereof, to be applied first to the payment of interest accrued to the date of receipt of said installment and the balance, if any, as a credit to principal.

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, Chick Springs Township, on the northeastern side of S. C. Highway No. 291 By-Pass, being a portion of the property shown on plat recorded in Plat Book HH at Page 133, in the R.M.C. Office for Greenville County, and described as follows:

"BEGINNING at an iron pin on the northeastern side of S. C. Highway No. 291 By-Pass, corner of property of Sidney R. Marshall, and running thence with the northeastern side of said Highway, N. 40-27 W. 80 feet to iron pin; thence N. 4-48 E. 200 feet to iron pin; thence S. 60-21 E. 130 feet to iron pin at corner of property of Sidney R. Marshall; thence with line of said property S. 21-40 W. 210.9 feet to the beginning corner."

Being the same property conveyed to the mortgagor by deed recorded in Deed Book 580 at Page 49 and deed recorded in Deed Book 630 at Page 214.

It is understood and agreed that as to a portion of this property the lien of this mortgage is junior to the lien of a mortgage held by Fidelity Federal Savings & Loan Association, recorded in Mortgage Book 729 at Page 524, on which there is a balance due of \$10,711.00; and that as to the remaining property it is subject to the lien of a mortgage held by Furman C. Smith and Ethel C. Sentell, recorded in Mortgage Book 796 at Page 424, on which there is due a balance of \$978.50.

This mortgage is given as security for the note of even date executed by E. William Rodrigue, Jr., Earl W. Rodrigue, Sr. and G. L. Rodrigue, Individually and d/b/a Rodrigue Ornamental Iron Co.; and said note is also secured by a chattel

- Over -

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.

In Subordination of Plat Book R. C. No. 891 Page 261 For Deed Book 580 at Page 49 and Deed Book 630 at Page 214