STATE OF SOUTH CAROLINA JAY 4 25 PM

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE (KRASEHOKEXINTEREST)

CLUE FARTSWORTH ALL WHOM THESE PRESENTS MAY CONCERN:

R. M.C.

BOOK 1081 PAGE 17

Belton R. O'Neall Company, a South Carolina corporation, as maker, and Sans Souci Housing, Inc., a South Carolina corporation, as endorser, (hereinafter referred to as Mortgagor) is well and truly indebted unto The Peoples National Bank, Greenville, S. C.,

(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)Xdue yand yourship

with interest thereon at the rate of seven per cent per annum, payable in equal monthly installments of \$697.00, commencing August 1, 1968, and continuing on the first of each month thereafter until paid in full on or before July 1, 1978, said payments to be first applied to interest and then principal.

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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 as-

"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, in Gantt Township, on the western side of Augusta Road, as shown on plat of property of Sans Souci Housing, Inc., prepared by Jones Engineering Services, dated December 26, 1967, recorded in the Office of the R.M.C. for Greenville County, South Carolina, in Plat Book vvv , at Page 173 , and having, according to said plat, the following
metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of the right-of-way of Augusta Road, 175 feet, more or less, south I-85 access and running thence N. 78-56 W., 125 feet to an iron pin; thence S. 13-27 E., 117.3 feet to an iron pin; thence S. 84-47 E., 144.7 feet to an iron pin along the western edge of the right-of-way of Augusta Road; thence along the western edge of the right-of-way of Augusta Road, N. 25-56 W., 115 feet to the point of beginning.

Sans Souci Housing, Inc., as the owner of the above described property, has leased the same to Belton R. O'Neall Company by lease dated January 3, 1968, and recorded in the Office of the R.M C. for Greenville County.

Sans Souci Housing, Inc., as owner of the fee, and Belton R. O'Neall Company, as owner of the leasehold interest, have joined in executing this instrument to grant a first mortgage on the above described premises to secure the obligations of mortgagors under the above note of Belton R. O'Neall Company and endorsement thereof by Sans Souci Housing, Inc.

This property is a portion of the property conveyed to Sans Souci Housing, Inc., by deed recorded in the Office of the R.M.C. for Greenville County in Deed Book 418 at Page 213.

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 thereform, 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 tawfully claiming the same or any part thereof.

1969 26 000 Dec. alfred S. Lups

Bob Graydon

Janet Capeland

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