

MORTGAGE OF REAL ESTATE—Office of the Recorder of Deeds, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

~~OLLIE FARNSWORTH~~ MORTGAGE OF REAL ESTATE  
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, 101 East North Street Corporation

(hereinafter referred to as Mortgagor) is well and truly indebted unto Edward L. Garren and Annette T. Garren

(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

One Thousand Nine Hundred and No/100 ----- Dollars (\$ 1,900.00 ) due and payable

in full one year from date

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of 6 1/2 per centum per annum, to be paid: one year from date in full

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

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being designated as Lots Nos. 49 and 50 and a portion of the lot on the southwestern side of Lot No. 49 on a plat entitled "Map No. 2, Greenville Motor Boat Club, Inc." made by Dalton and Neves, June 1953, and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book FF, pages 90 and 91, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Club Circle, at the joint front corner of Lots Nos. 51 and 50 and running thence S. 45-19 E. 98.9 feet to an iron pin located on the bank of the Saluda River; thence along the northwesterly bank of said river S. 53-25 W. 50 feet to an iron pin at the southwesternmost corner of Lot No. 49; thence continuing along the bank of said river S. 53-25 W. 5 feet to a point on said bank; thence in a northwesterly direction in a parallel line with the westernmost line of lot No. 49 109.3 feet more or less to a point on the southeastern side of Club Circle, said point being 5 feet west of the joint front corner of Lot No. 49 and the lot on the southwestern side of Lot No. 49; thence along the southeasterly side of Club Circle N. 64-27 E. 55 feet to the point of beginning.

This mortgage is a second mortgage to the mortgage given by the mortgagor herein of 17 December 1968 to the Southern Bank & Trust Company in the principal amount of \$5,400.00.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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.

*Satisfied and Paid in full this 12th day of March, 1969*  
*David J. Herwitz*

*Wit:*  
*J. H. Small*  
*David J. Herwitz*

RECORDED AND CANCELLED OF RECORD  
21 DAY OF *Mar* 1969  
*Ollie Farnsworth*  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 10 O'CLOCK