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OLLIE FARNSWORTH
R. M. C.

BOOK 1132 PAGE 426



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

G. & M. Rentals, Inc., a South Carolina corporation with its principal place of business in Greenville, S. C. (hereinafter referred to as Mortgagor) SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

One Hundred Twenty-One Thousand, Two Hundred and No/100----- (\$ 121, 200. 00) Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate

66/100
therein specified in installments of One Thousand, One Hundred Sixty-Nine and (\$ 1, 169. 66) Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable... 20 years after date; and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for such proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagee in hand well and truly paid by the Mortgagee at and before the sealing 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, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, lying on the western side of Razor Drive, being known and designated as a portion of Lots 19 and 20 as shown on plat of property of Union Central Life Insurance Company, which plat is recorded in the R. M. C. Office for Greenville County in Plat Book I, at Pages 69 and 70, and having, according to a more recent survey entitled " Survey for G. & M. Rentals, Inc. " prepared by Carolina Engineering & Surveying Co., dated September 11, 1968 and recorded in the R. M. C. Office for Greenville County in Plat Book YYY, at Page 189, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Razor Drive at the corner of Lot No. 5, which point lies 1,081 feet south of the intersection of Razor Drive and Woodland Drive, and running thence with the western side of Razor Drive, S. 18-43 W. 150 feet to an iron pin; thence N. 71-17 W. 200 feet to a point; thence N. 18-43 E. 150 feet to a point in the line of Lot No. 5; thence with the line of Lot No. 5, S. 71-17 E. 200 feet to the beginning corner; being a portion of the property conveyed to the mortgagor corporation by A. S. Campbell by deed dated September 16, 1968 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 853, Page 163.

The above conveyance is subject to a right-of-way for a street to be used as a means of ingress and egress from Razor Drive to the property located at the rear (lying west) of the above described property. Said road shall have a width of 30 feet and a depth of 200 feet and shall be located in the center of the above described property.

ALSO: All those pieces, parcels, or lots of land situate, lying and being in the State of South Carolina, County of Greenville, on North Franklin Court, being known and designated as Lot No. 4 and a portion of Lot No. 5 as shown on a plat of property of W. N. Leslie, prepared by Piedmont Engineering Service dated February 19, 1969, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of North Franklin Court, joint front corner of Lots Nos. 3 and 4, and running thence with the joint line of said lots, S. 68-11 E. 139.8 feet to an iron pin in the line of Lot No. 1; thence along the joint line of Lots Nos. 1 and 4, N. 28-19 E. 225.9 feet to an iron pin at the joint rear corner of Lots Nos. 19 and 20 of the Cedar Vale Subdivision; thence along the line of (continued on next page)