

STATE OF SOUTH CAROLINA

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County of Greenville

OLIVE FARNSWORTH
R. M. C.

To all Whom These Presents May Concern:

WHEREAS we, Rex O'Steen and Dorothy Lee O'Steen, are well and truly indebted to Rex O'Steen Chevrolet, Inc.

In the full and just sum of Fifteen Thousand and No/100----- (\$15,000.00) Dollars, in and by our certain promissory note in writing of even date herewith due and payable ~~XXXXXX~~

in quarterly installments of Three Hundred Seventy-Five and No/100 (\$375.00) Dollars each, the first installment being payable on December 10, 1969, and the other installments on the same day of the month in each succeeding quarter until the said sum shall be paid

with interest from date at the rate of eight (8%) per centum per annum until paid; interest to be computed and paid quarterly and if unpaid when due to bear interest at same rate as principal until paid, and we have further promised and agreed to pay ten per cent of the whole amount due for attorney's fee, if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That we, the said Rex O'Steen and Dorothy Lee O'Steen in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to us in hand well and truly paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said

Rex O'Steen Chevrolet, Inc., its successors and assigns forever:

ALL that piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina being designated as Lot 33 of Block 1, Page 12 on the City of Greenville's Block Book and having the following courses and distances, to-wit:

BEGINNING at an iron pin on Marshall Avenue at the corner of a lot formerly owned by Mr. Smith and running thence with Marshall Avenue 57 feet, more or less, to an iron pin; thence in a North Easterly direction 75 feet to the line of a lot now or formerly owned by Coleman; thence with the said Coleman line in a North Westerly direction 48 feet to an iron pin at the junction of the Smith and Coleman line; thence with the Smith line 75 feet more or less to the beginning corner on Marshall Avenue.

This property is conveyed subject to all easements, rights-of-way, conditions and restrictions recorded or unrecorded.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises unto the said Rex O'Steen Chevrolet, Inc., its successors and assigns ~~XXXXXXXXXX~~ forever.

And we do hereby bind ourselves, our Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, its successors and assigns, from and against us, our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.