

MORTGAGE OF REAL ESTATE—Office of ~~RECORD~~ STEPHENSON & JOHNSON, Attorneys at Law, Greenville, S. C.

GREENVILLE CO. S. C.

BOOK 1145 PAGE 133

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DEC 29 4 31 PM '69

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH ALL WHOM THESE PRESENTS MAY CONCERN,
R. M. C.

WHEREAS, Judd B. Farr, d/b/a Greenco Beverage Company

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company, Greenville, S. C., as evidenced by his promissory note, and

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Dollars (\$=====) due and payable

WHEREAS, the mortgagor did agree to secure said indebtedness with any after acquired property constituting a part of his business known as Greenco Beverage Company, and

WHEREAS, the below described property was acquired after the execution of the aforesaid promissory note, and

with interest thereon from date at the rate of ===== per centum per annum, to be paid

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 the buildings and improvements thereon, lying and being on the southerly side of Welborn Street in the City of Greenville, S. C. and being fully described in deed of Piedmont and Northern Railway Company to the mortgagor dated, December 30, 1968, recorded in the RMC Office in Deed Book 859, page 593 which deed by reference is made a part hereof.

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 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.