

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.  
COUNTY OF GREENVILLE

BOOK 1160 PAGE 347

MORTGAGE OF REAL ESTATE

FILED  
JUL 13 10 12 AM '70  
OLLIE FARNSWORTH  
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WILSON DEVELOPMENT CO., INC.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto—

THE PEOPLES NATIONAL BANK

(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

Thirty-Nine Thousand & No/100-----Dollars (\$ 39,000.00 ) due and payable  
One (1) year from date.

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

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 Greenville on the corner of New White Oak Drive and Wade Hampton Blvd. (U.S. Highway # 29) according to a plat of Piedmont Engineers and Architects, revised January 20, 1969, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of Wade Hampton Blvd. and New White Oak Drive and running thence along Wade Hampton Blvd. North 52-26 East 175 feet to property of Bob Jones University; thence along the line of Bob Jones property South 28-50 East 440.17 feet; thence South 21-56 West 132.5 feet to an iron pin; thence South 61-34 West 50.7 feet to an iron pin on New White Oak Drive; thence along New White Oak Drive North 28-26 West 348.80 feet; thence continuing along said drive North 37-34 West 150 feet to the beginning corner.

Together with all and singular rights, members, hereditaments, 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.