

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

GREENVILLE, S. C.  
DEC 11 10 21 AM '70

DILLIE FARNSWORTH  
R. M. C.

BOOK 1175 PAGE 147

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, D. G. & W., INC., a corporation,

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE PEOPLES NATIONAL BANK OF GREENVILLE, SOUTH CAROLINA

(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 Ten Thousand and no/100-----

-----Dollars (\$10,000.00 ) due and payable four (4) times each year, or quarterly, payments consisting of Two Hundred Fifty and no/100 (\$250.00) Dollars each, the first of such payments to commence on the 10th day of March, 1971, and a like payment of Two Hundred Fifty and no/100 (\$250.00) Dollars each quarter thereafter until paid in full.

with interest thereon from date at the rate of 8% 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, and being that lot of land fronting on Poinsett Highway and Boling Avenue and more particularly described according to Plat of Carolina Engineering & Surveying Co., dated September 18, 1967, as follows:

BEGINNING at point on east side of Poinsett Highway at Boling Avenue; thence N. 41-49 E. 164.4 feet along Boling Avenue to point; thence N. 40-10 E. still along Boling Avenue 63.9 feet to point on Boling Avenue; thence N. 69-53 E. 20.9 feet to point on Old Paris Mt. Road; thence S. 20-53 E. 229.5 feet along Old Paris Mt. Road to point; thence S. 70-47 W. 135.4 feet to point; thence S. 62-40 W. 12.8 feet to point; thence S. 86-55 W. 110 feet to Poinsett Highway; thence N. 1-59 W. along Poinsett Highway 92.3 feet to point of beginning.

Aforesaid plat recorded in R. M. C. Office for Greenville County, South Carolina in Plat Book VVV at page 41.

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.