

GREENVILLE, S. C.

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BOOK 1186 PAGE 29

HORTON, DRAWDY, DILLAND, MARCHBANKS, CHAPMAN & BROWN, P.A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
R. M. C.

**MORTGAGE OF REAL ESTATE
(CORPORATION)
TO ALL WHOM THESE PRESENTS MAY CONCERN;**

WHEREAS, HUNTINGTON & GUERRY ELECTRIC CO., a corporation organized and existing under the laws of the State of South Carolina, (hereinafter referred to as Mortgagor) is well and truly indebted unto

THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON (Greenville, S. C. Branch)

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, in the sum of: **Seventy-five Thousand and No/100-----(\$75,000.00)** Dollars
(\$ 75,000.00) due and payable as provided for under the terms and conditions of said note, which are incorporated herein by reference and made a part hereof as though they set forth herein, with interest thereon from date ~~at the rate of ----- per centum per annum~~, to be paid as provided for in said note; and,

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 piece, parcel or lot of land, together with buildings and improvements now or hereafter constructed thereon, in Greenville Township, Greenville County, South Carolina, on the East side of Rutherford Road in the City of Greenville, in said County and State, and having the following metes and bounds, to wit:

BEGINNING at a point at the Northeast corner of the intersection of Buist Avenue and Rutherford Road, and running thence N. 28-15 E., 189 1/2 feet along said Rutherford Road to a stake; thence S. 64-30 E., in a line parallel with Buist Avenue, 100 feet to a stake; thence in a line parallel with Rutherford Road, 189 1/2 feet to a stake on Buist Avenue; thence along said Avenue, N. 64-30 W., 100 feet to the beginning corner.

ALSO, all that certain piece, parcel or lot of land, together with buildings and improvements now or hereafter constructed thereon, in the City of Greenville, County and State aforesaid, known as part of the Buist property and described as follows:

BEGINNING at a stake on Buist Avenue 100 feet from the intersection of Buist Avenue and Rutherford Road, corner of Lots 10 and 11; thence along lines of Lots 10 and 11, 189 1/2 feet to a stake; thence in an Easterly direction 100 feet to corner of Lots 11 and 12; thence in a Southerly direction along lines of Lots 11 and 12, 189 1/2 feet to a stake on Buist Avenue; thence along said Buist Avenue in a Westerly direction 100 feet to the point of beginning and being known as Lot 11 according to a plat made by W. D. Neves, June 1, 1911.

The above described property is the same conveyed to the Mortgagor by deed of Henrietta B. Aughtry, recorded in the RMC Office for Greenville County, S. C., in Deed Book 428, page 223.

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.