

MORTGAGE OF REAL ESTATE - Thomas C. Brissey, Attorney at Law, 110 Manly St., Greenville, S.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE COUNTY

1123 102

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS SHALL COME

WHEREAS, Triad Properties, Inc.

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

(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 **Four Thousand and No/100**-----

Dollars \$ 4,000.00 ----- due and payable

on or before four months from date

with interest thereon from maturity at the rate of nine percentum per annum to be paid on demand.

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 which he is liable to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars, \$3.00 to the Mortgagee and lawfully 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, aliened, 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 hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the west side of Crestone Drive (formerly King Street) and being known and designated as Lot No. 37 of WESTVIEW HEIGHTS Subdivision, plat of which is recorded in the RMC Office for Greenville County in Plat Book F at Page 140, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a stake on the west side of Crestone Drive (formerly King Street) at the corner of Lot 36 and running thence along the line of Lot 36 in a westerly direction, 138 feet to an iron pin; thence in a northerly direction 26.3 feet to an iron pin on street; thence along said street, in a northeasterly direction 130 feet to an iron pin on the west side of Crestone Drive; thence in a southerly direction along the west side of Crestone Drive, 83 feet, more or less, to the beginning corner. *

THIS is the same property as that conveyed to the Mortgagor herein by deed from Mollie James recorded in the RMC Office for Greenville County on February 10, 1978.

THE mailing address of the Mortgagee herein is: 326 West Wilburn Avenue, Greenville, S.C.

*THIS property is also shown on plat entitled "Property of Triad Properties, Inc.", prepared by Carolina Surveying Company, dated February 10, 1978, and recorded in the RMC Office for Greenville County in Plat Book 6-N at Page 14.

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Together with all and singular rights, franchises, tenements, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may now or hereafter accrue, and including all existing, pending, and future fixtures now or hereafter attached, connected, or fitted thereto in any way, and including the fixtures, furniture, and equipment, other than the usual household furniture, to be considered a part of the real estate.

TO HAVE AND TO HOLD, with legal force and effect, unto the Mortgagee, its successors and assigns, forever.

The Mortgagee covenants that he shall pay, or cause to be paid, all taxes, assessments, and other charges which may be levied or assessed against the premises, and shall also pay, or cause to be paid, all interest on the principal sum of money advanced by the Mortgagee, and shall also pay, or cause to be paid, all costs and charges of the Mortgagee in and about the execution of this mortgage, and shall also pay, or cause to be paid, all costs and charges of the Mortgagee in and about the redemption of the premises, and shall also pay, or cause to be paid, all costs and charges of the Mortgagee in and about the foreclosure of the mortgage, and shall also pay, or cause to be paid, all costs and charges of the Mortgagee in and about the sale of the premises, and shall also pay, or cause to be paid, all costs and charges of the Mortgagee in and about the conveyance of the premises, and shall also pay, or cause to be paid, all costs and charges of the Mortgagee in and about the redemption of the premises, and shall also pay, or cause to be paid, all costs and charges of the Mortgagee in and about the foreclosure of the mortgage, and shall also pay, or cause to be paid, all costs and charges of the Mortgagee in and about the sale of the premises, and shall also pay, or cause to be paid, all costs and charges of the Mortgagee in and about the conveyance of the premises.

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