

5.7.78 34

MORTGAGE OF REAL ESTATE—Office of the Register, Freeman & Parham, P.A. Greenville, S. C.

FILED
JUN 13 4 48 PM '78
GREENVILLE CO. S. C.

BOOK 1434 PAGE 980

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } DE S. TANKERSLEY
R.H.C. MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: PINE FOREST VENTURES, A PARTNERSHIP

(hereinafter referred to as Mortgagor) SEND (S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto THE SOUTH CAROLINA 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 **Thirteen Thousand Five Hundred and No/100** ----- DOLLARS (\$13,500.00) with interest thereon from date at the rate of **9%** per centum per annum, said principal and interest to be repaid as follows: Payable in 120 monthly installments of \$171.22 each, with each payment applied first to interest and then to principal, with the first of such payments being due and payable 30 days from date and subsequent payments on the same day of the month each month thereafter until paid in full.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

ALL that certain piece, parcel or lot of land in Greenville County, State of South Carolina, on the East side of Ladson Street, in the City of Greenville, shown as Lot 23 on plat of H.D. Wilkins Property, made by R.E. Dalton, dated March 1924, recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book "F", at Page 209, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Ladson Street, which iron pin lies 54.5 feet South of the Southeast intersection of Ladson Street and Wilkins Street, and running thence N. 83-10 E. 139.3 feet to an iron pin; thence along the line of Lots 7 and 8, S. 15.45 E. 48 feet to an iron pin at the rear corner of Lots 22 and 23; thence S. 80-09 W. 142 feet to an iron pin on the East side of Ladson Street; thence along the East side of Ladson Street, N. 11-57 W. 55 feet to the beginning corner.

ALSO ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in the City of Greenville, being known as Lot No. 24 as shown on a plat recorded in Plat Book F, page 209, having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of Ladson Street and Wilkins Street, and running thence N. 86-14 E. 137 feet to an iron pin on Wilkins Street at the corner of lot No. 8; thence with the joint of Lot No. 8 and No. 24, S. 15-45 E. 47.45 feet to an iron pin at the corner of Lot No. 23; thence with the joint line of Lot No. 23 and Lot No. 24 S. 83-10 W. 139.3 feet to an iron pin on Ladson Street; thence with Ladson Street N. 11-57 W. 54.5 feet to the beginning corner.

This is the same property conveyed to the Mortgagor herein by deed of I.L. Donkle, Jr., et al, dated June 12, 1978 and recorded June 13, 1978 in the R.M.C. Office for Greenville County in Deed Book 1081 at Page 151.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or 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.

GCTO ----- JUN 13 78 1572

5.0001

9.98.9

4328 RV-2