

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.  
MAY 23 1 00 PM '78  
RECORDED

BOOK 1447 PAGE 910

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Irvine Street Realty Corp.

(hereinafter referred to as Mortgagor) is well and truly indebted unto South Carolina National Bank,  
Post Office Drawer 969, Greenville, South Carolina, 29602,

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note ~~of 1976~~ <sup>dated 3/28/78</sup> the terms of which are in-  
corporated herein by reference, ~~to the effect of~~, and as additional security for the repayment of  
said note; said note being in the amount of Thirty-Six Thousand Six Hundred  
Thirty-Five and 76/100-----Dollars \$36,635.76 due and payable

as per the terms of said note;

with interest thereon from March 28, 1978 at the rate of 11.50 APR per centum per annum, to be paid: as per the  
terms of said note.

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, in the City of Greenville, being shown  
as Lot 8, Block H, on plat recorded in the RMC Office for Greenville County,  
S.C., in Plat Book E, Page 41, and having, according to said plat, the fol-  
lowing metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Watts Avenue (Lucille Avenue)  
at the joint front corner of Lots 7 and 8, and running thence with Watts  
Avenue N 88 E 50 feet; thence N 2 W 120 feet; thence S 88 W 50 feet; thence  
S 2 E 120 feet to the point of beginning; and being the same property con-  
veyed to the mortgagor by deed of Lee H. Floyd recorded in the RMC Office  
for Greenville County in Deeds Book 1030, Page 804, on January 28, 1976.

ALSO: ALL that piece, parcel or lot of land situate, lying and being in  
the City of Greenville, Greenville County, S. C., being shown as Lot 10,  
Section H, on plat of Chapin Springs Land Company and having, according to  
said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Watts Avenue, corner of Lot  
11, and running thence with Watts Avenue N 2 W 120 feet; thence S 80 W 50  
feet; thence S 2 E 120 feet; thence N 88 E 50 feet to the point of beginning;  
and being the same property conveyed to the mortgagor by deed of Frank P.  
McGowan, Jr., as Master in Equity for Greenville County, S. C., recorded in  
the RMC Office for Greenville County in Deeds Book 1080, Page 433, on June 5,  
1978.

*and additional - cl. St. R. Co. by H.L.F.*  
This mortgage is given as substitute collateral in the place and stead of  
one parcel of the property included in the original mortgage given to secure  
the above identified note, which mortgage was recorded on March 30, 1978, in  
the RMC Office for Greenville County, S.C., in Mortgages Book 1427, at Page  
409.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-  
taining, and all of 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 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.

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