

MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE FILED
DEC 26 3 49 AM 1979
SONNIE STANKERSLEY
R.M.C.

BOOK 1492 PAGE 148

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, LEROY CANNON

(hereinafter referred to as 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

Four Hundred, Fifty Thousand & No/100 ----- Dollars (\$ 450,000.00) due and payable

In monthly installments of \$7,943.80, beginning February 8, 1980, and continuing monthly thereafter for a period of 84 months. Installment to apply first to interest and the balance to principal.

with interest thereon from date at the rate of 12% per centum per annum, to be paid: Monthly

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, City of Greenville, on Laurens Road (U.S. 276) adjoining land of Hollingsworth, with buildings and improvements thereon and having according to a plat of property, dated February 1, 1968, by Jones Engineering Service the following metes and bounds, to-wit:

BEGINNING on Laurens Road at an iron pin and running thence along Laurens Road the following courses and distances, N. 22-40 W. 90.6 feet; thence continuing N. 24-21 W. 95 feet; thence N. 24-49 W. 100 feet; thence N. 25-49 W. 100 feet; thence N. 26-49 W. 100 feet to an iron pin; thence leaving said right of way, N. 63-59 E. 494 feet more or less to an iron pin (new); thence approximately S. 25-53 E. 550 feet; thence approximately 408 feet to the beginning corner.

The above description is parcel A which is a revised plat. The depths of 494 feet and 408 feet respectively were measured on the ground by tape and the premises are intended to cover all of the improved area having been paved by asphalt with buildings and improvements thereon and an additional 100 feet in depth which has not been paved.

Also included in this mortgage are the following items of equipment: 1. All automobile lifts; 2. All air compressors presently on the premises; 3. The heating and air conditioning systems presently on the premises; 4. Intercom System; and 5. All lube equipment.

This being the same property conveyed from Lee-Jay, Inc. unto Leroy Cannon by deed recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 886 at page 323 and recorded on the 20th day of March, 1970.

SC 1001

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STATE OF SOUTH CAROLINA
DOCUMENTARY
TAX COMMISSION
STAMP
\$ 150.00

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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.

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