

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

REC'D  
S.C.  
JUN 16 AM '82  
MORTGAGE OF REAL ESTATE

BOOK 1561 PAGE 563

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, S. Hunter Howard, Jr. and S. Hunter Howard, Sr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Palmetto Bank  
P.O. Box 128  
Fountain Inn, S.C. 29644

(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 Seventy Thousand and no/100ths

Dollars (\$70,000.00) due and payable

as set forth by note of mortgagors of even date

per note

with interest thereon from date at the rate of / per centum per annum, to be paid per 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, Town of Simpsonville, and being situate on the Western side of S. Main Street, and being more fully described, to-wit:

BEGINNING at the corner of a three-story brick building, said corner and point being 164.3 feet from the intersection of Curtis Street and S. Main Street; thence from said point, running in a Southern direction along South Main Street, for a distance of 64 feet, more or less, to the middle of a 16-foot alley; thence in a Westward direction along the middle of said 16-foot alley and being 8 feet from the corner of a brick building for a distance of 100 feet; thence running in a Northern direction a distance of 64 feet, more or less, to a point; thence running in an Eastern direction along the division wall of said three-story brick building, for a distance of 100 feet, to the point of beginning.

THIS is the same property conveyed to the mortgagors by deed of Paul Gerald Jones as recorded in the RMC Office for Greenville County in Deed Book 1156, page 307, recorded on October 6, 1981.

There exists an 8-foot piece of property between the building as conveyed by Paul Gerald Jones to said mortgagors and said 8-foot strip, according to prior deeds, is to remain open for use as a common alley for the benefit of the property herein conveyed to said mortgagors and also an 8-foot strip is reserved on the Southern side of property conveyance for the joint use of property on each side.

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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.

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