

FILED
MORTGAGE OF REAL ESTATE

BOOK 1594 PAGE 800

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FEB 17 10 24 AM '83
DONNIE TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Main Street Properties, a General Partnership

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

First-Citizens Bank & Trust Company

(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

Forty Thousand and No/100----- Dollars (\$ 40,000.00) due and payable

with interest thereon from _____ at the rate of _____ per centum per annum, to be paid:

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, and being more particularly described as follows:

BEGINNING at a point on North Main Street, 98.6 feet north of Coffee Street, and running in a northerly direction on North Main Street 54.0 feet to the north side line, and along the north side line 226.5 feet in an easterly direction to a point on Brown Street; thence along Brown Street 54.0 feet in a southerly direction to the south side line and along south side line, 226.6 feet to a point of beginning on North Main Street, as shown on plat of Property of the late W. C. Gibson dated August 22, 1945, by Pickell & Pickell, Engineers.

This is the same property conveyed to the Mortgagors herein by deeds of Charles A. Rice, Jr., et al, recorded in the Office of the RMC for Greenville County in Deed Book 1171 at Pages 371 through 379, inclusive.

T.M.
GREENVILLE OFFICE SUPPLY CO. INC.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
FEB 17 1983
\$ 16.00

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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