

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE  
JUL 6 4 48 PM '03  
DONN R. M. C. SNEY

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

WHEREAS, ROBERT E. WIGGIN

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE SOUTH CAROLINA NATIONAL BANK AS TRUSTEE UNDER THE TRUST AGREEMENT BY AND BETWEEN THE SOUTH CAROLINA NATIONAL BANK AND W. P. KENNEDY, SR. AND THE SOUTH CAROLINA NATIONAL BANK AS TRUSTEE UNDER THE LAST WILL AND TESTAMENT OF LAVINIA C. KENNEDY AND W. P. KENNEDY, JR. INDIVIDUALLY (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 Thirty Six Thousand and No/100

-----Dollars (\$ 36,000.00 ) due and payable

in accordance with terms of note of even date herewith

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of twelve 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:

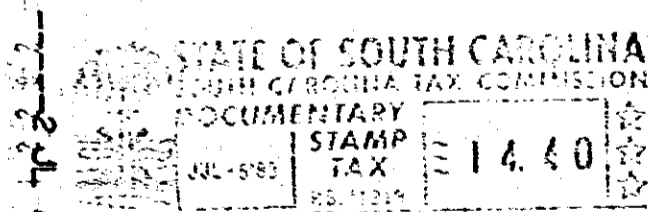
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, on the north side of East Washington Street and having the following metes and bounds, to-wit:

BEGINNING at a point on the north side of East Washington Street, the center of a brick wall, which point is approximately 59.7 feet to the northeast intersection of Spring Street and East Washington Street, and running thence with the center of said brick wall N. 19-25 E., 125 feet to an iron pin; thence S. 71 E., approximately 40.3 feet to center of a brick wall; thence with the center of said brick wall S. 19-25 W., 125 feet to an iron pin in line of Washington Street; thence along the north side of East Washington Street N. 71 W., approximately 40.3 feet, more or less, to the beginning point.

It is understood that the brick walls on either side are party walls and that one-half of which is owned by the grantor herein and it is the intention of the grantor to convey all its right, title and interest in and to said party walls. It is further understood and agreed that the grantor herein conveys an interest in and to a certain eighteen foot alley which runs into the western side of the buildings on the lot above described, which alley runs from Spring Street, beginning at a distance of 86.6 feet from Washington Street, and runs in the rear of the lot now or formerly owned by Bailes on the corner of Spring Street and East Washington Street, and adjoins the above described lot on its western side, being the eastern end of said alley, and that alley shall forever remain open for the joint use of the owners of the adjoining property, including the grantee herein, his successors and assigns, forever.

This is the same property conveyed to the mortgagor by deeds of mortgagees recorded simultaneously herewith.

THIS IS A PURCHASE MONEY MORTGAGE.



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 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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