

MORTGAGE OF REAL ESTATE—~~Offices of Logg, Morrison, Arnold & Thomason, Attorneys at Law, Greenville, S. C.~~
AUG 5 2 28 PM '71

OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Gibson Bros., Inc.

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto H. C. Gibson

(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

Twenty-five Thousand and no/100-----DOLLARS (\$ 25,000.00),
with interest thereon from date at the rate of 6% per centum per annum, said principal and interest to be repaid: \$5,000.00 per year plus interest to be computed and paid annually, with the first payment due August 1, 1972 and a like payment due on the first day of August of each year thereafter until paid in full.

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 southern side of Arlington Avenue and being shown and designated as Lot 31 of Block 1 on Page 84 of the County Block Book and described as follows:

BEGINNING at an iron pin on the southwestern corner of Leach Street and Arlington Avenue and running thence with the southern side of Arlington Avenue, N. 71-13 W. 206.25 feet, more or less, to pin on 10 foot alley; thence with the eastern side of said alley in a southwesterly direction, 138 feet, more or less, to pin; thence S. 70-56 E. 205.11 feet, more or less, to a pin on the western side of Leach Street; thence with the western side of Leach Street, N. 17-30 E. 138 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of H. C. Gibson to be recorded herewith.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.