

Mortgage of Real Estate

GREENVILLE CO. S. C.

1240 PAGE 373

STATE OF SOUTH CAROLINA

JUL 11 9 37 AM '72

COUNTY OF GREENVILLE

ELIZABETH ... MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ACADEMY, INC. -----(hereinafter referred to as Mortgagor)  
SEND GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto Greer Federal Savings and Loan Association, (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 Two Hundred Twenty Thousand and No/100 Dollars (\$220,000.00) with interest thereon from date at the rate of 8 3/4 per centum per annum, said principal and interest to be repaid as follows: Payable in equal monthly installments, including principal and interest, of \$1,809.50 beginning on the first day of January, 1973 and the first day of each month thereafter until December 1, 1997, when the principal balance shall be paid in full; payment will be applied first to interest and then to principal. Interest only will be paid on the amounts advanced on the first of each month between the date of the note and December 1, 1972. Payors shall have the privilege to prepay 20% of the face amount of the note in any loan year without penalty. In the event that more than 20% of the face amount of the note is paid in any loan year, Payors shall pay a penalty of six months' interest on the principal sum prepaid in excess of such 20%.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced 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 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

ALL those pieces, parcels or lots of land situate, lying and being on the western side of Lavinia Avenue in the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as Lots Nos. 10 and 11 on a plat of property of Academy, Inc. prepared by Campbell & Clarkson Surveyors, Inc. dated May, 1972 and recorded in the R.M.C. Office for Greenville County in Plat Book 4Q at Page 102 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Lavinia Avenue at the joint corner of Lots Nos. 9 and 10 and running thence with the joint line of said lots S. 76-30 W., 180 feet to an iron pin on N. Academy Street; running thence along N. Academy Street N. 21-45 W., 120 feet to an iron pin at the corner of Lot No. 11; running thence along the line of Lot No. 11, N. 76-30 E., 180 feet to an iron pin on Lavinia Avenue; running thence along the western side of Lavinia Avenue S. 21-45 E., 120 feet to an iron pin, point of beginning.

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.