MORTGAGE OF REAL ESTATE—Office of Wyche, Burgess, Freeman & Parham, P.A. Greenville, S. C.

BOOK 1302 PAGE 119

FILED
GREENVILLE CO. S. C.
FEB 19 4 02 PM '74
CONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: John Crosland Company, a North Carolina Corporation

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

WHEREAS, the Mortgagor is well and truly indebted unto The Citizens and Southern Corporation, a South Carolina Corporation (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 One Hundred Twelve Thousand and No/100---------- DOLLARS ($ 112,000.00--) with interest thereon from date at the rate of one (1%) percent above the prime rate of C & S National Bank, South Carolina repaid as follows:

Interest payable monthly on outstanding balance. Entire principal balance and all accrued interest due and payable not later than twelve (12) months from the date hereof.

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 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

ALL those four (4) pieces, parcels or lots of land located in Peppertree Subdivision, Greenville County, South Carolina, being known and designated as follows:

Within Peppertree Subdivision Section II, as shown on plat recorded in the R.MC. Office of Greenville County in Plat Book 4R at Page 19, as revised by plat recorded in Plat Book 4X at Page 3, the following lots: 140 and 141.

Within Peppertree Section III, as shown on plat recorded in the R.M.C. Office of Greenville County in Plat Book 4X at Page 4, the following lots: 165 and 166.

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.

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