

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

125 2 30 1976

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Properties Unlimited, Inc.

hereinafter referred to as Mortgagor) is well and truly indebted unto First Piedmont Bank and Trust

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

Fourteen Thousand and No/100 Dollars (\$ 14,000.00) due and payable

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with interest thereon from date at the rate of 2% over per centum per annum, to be paid January 30, 1976

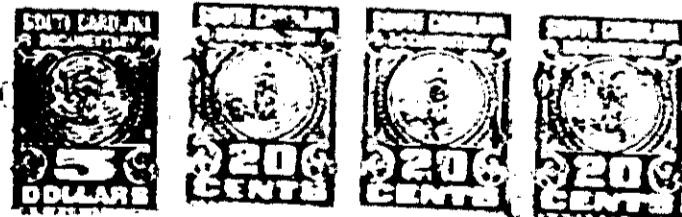
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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

ALL those certain pieces, parcels or lots of land situate, lying and being in the State of South Carolina, County of Greenville being known and designated as a portion of Lots Nos. 25 and 26 as shown on a plat of property of James M. Edwards recorded in the RMC Office for Greenville County in Plat Book EE at page 60 and also being shown as a portion of the property identified on a plat prepared by Campbell and Clarkson, Surveyors dated July 15, 1971 identified as a portion of Lots 25 and 26 of James M. Edwards Property and having according to said plats the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Cherokee Drive located approximately S. 40-42 E. 225.9 feet from the intersection of Cherokee Drive and Wade Hampton Boulevard and running thence S. 43-00 W. 96.7 feet to an iron pin; running thence S. 47-00 E. 100 feet to an iron pin; running thence S. 43-00 W. 100 feet; running thence N. 47-00 W. 115 feet to a point; running thence N. 43-00 E. approximately 196.7 feet to a point on Cherokee Drive and running thence with the southeastern side of Cherokee Drive S. 48-42 E. 15 feet to the point of BEGINNING.



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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