

MORTGAGE OF REAL ESTATE—Mann, Foster, Ashmore & Brissey, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

BOOK 1113 PAGE 341

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DEC 31 4 27 PM 1968

OLLIE FARNSWORTH
R. M. C.

WHEREAS, We, Peter G. Manos, James T. McElrath, James P. McNamara

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

(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 Five Thousand and No/100**-----

Dollars (\$105,000.00) due and payable

in three (3) equal quarterly payments beginning April 1, 1969,

with interest thereon from _____ date at the rate of **Seven** per centum per annum, to be paid: **Quarterly**

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**, on the northern side of **East North Street Extension**, and being more fully described according to a plat entitled Survey for **Lola W. Amick, George L. Amick and Gene W. Amick** recorded in the RMC Office for Greenville County in Plat Book **ZZZ**, at Page **167**, and having according to said plat the following metes and bounds, to-wit:

Beginning at a point on East North Street Extension, joint front corner of the within-described tract and property now or formerly belonging to Morningside Baptist Church, and running thence along East North Street Extension S. 82-37 W. 554.8 feet to a point; thence running N. 7-31 W. 150 feet to a point; thence running S. 82-37 W. 150 feet to a point; thence running S. 7-31 E. 150 feet to a point on East North Street Extension; thence running along East North Street Extension S. 82-37 W. 50 feet to a point; thence running N. 7-31 W. 363.6 feet to a point; thence running N. 7-31 W. 125 feet to a point; thence running N. 85-41 E. 829.1 feet to a point; thence S. 0-05 W. 524.4 feet to the point of beginning.

The above-described property is subject to a right of ingress and egress which is located on the western boundary of the above-described tract.

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 such 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.

State of South Carolina
County of Greenville

Satisfied and paid in full this 8th day of October, 1969.

Witness:
O. Perry Earle III
Dean Officer
David C. Smith

First Piedmont Bank + Trust Co.
By: Lewis J. Frampton
V.P. + Cashier

17th day of October 1969
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
4:31:35 O'CLOCK P. M. NO. 9347

See Release & Mortgage on B. & M. Book 1113 Page 341