

13899

SMR-182
(Cancels SMR-63)

RECORDING FEE
PAID \$ 2.50

FILED
GREENVILLE CO. S. C.
DEC 17 12 42 PM '69

BOOK 1144 PAGE 363
ARIZ., COLA., N.M., FLA., S.C.

POSTAGE
PAID .06

OLLIE FARNSWORTH
R.M.C.

REAL PROPERTY MORTGAGE

Page 1

THIS IS A MORTGAGE dated October 1, 1969 between

William J. Feith and Pamela J. Feith of 102 Ravensworth Road

in Taylors, South Carolina, (herein called "Mortgagor"),
and SHELL OIL COMPANY, a Delaware corporation with offices at 230 Peachtree Street, N.W.,
in Atlanta, Georgia 30303 (herein called "Shell").

IN CONSIDERATION, and to secure payment, of Mortgagor's indebtedness herein
described, and Mortgagor's performance and observance of the covenants and conditions
of this Mortgage, Mortgagor hereby grants, bargains, sells, conveys and mortgages to
Shell the following described premises situated in Greenville, South Carolina
County of Greenville, State of South Carolina;

THIS IS A SECOND MORTGAGE

All that piece, parcel, or lot of land in the County of Greenville, State of South
Carolina, near the City of Greenville, being shown as Lot No. 25 on plat of Brook Glenn
Gardens, recorded in the RMC Office of Greenville County, S. C., in Plat Book "JJJ",
at Page 85, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of Ravensworth Road, at the joint front
corner of Lots Nos. 25 and 26, and running thence with line of Lot No. 26, S. 6-20 W.
142.7 feet to pin; thence N. 85-27 W. 110 feet to pin at the rear corner of Lot No. 24;
thence with line of Lot No. 24, N. 6-15 E. 145.4 feet to pin on Ravensworth Road; thence
with the southern side of said Road S. 83-59 E. 110 feet to the point of BEGINNING.

The within coveyance is subject to utility easements, rights-of-way, and restrictions of
record.

The grantees are to pay the 1967 Greenville County Taxes.

As a part of the consideration, the grantees assume and agree to pay the balance due on
that certain mortgage from John H. Taylor, Jr. to First Federal Savings and Loan Associa-
tion of Greenville, said mortgage being in the original amount of \$18,000.00, dated
June 7, 1966, and recorded June , 1966, in the RMC Office for Greenville County, S. C.,
in Mortgage Book 1033, at Page 523.

together with all rights, privileges and appurtenances thereto, all rents, issues and
profits therefrom, and all buildings, improvements and Mortgagor's equipment now or
hereafter located thereon (the latter herein collectively called "Improvements" and,
with the land, "Premises");

TO HAVE AND TO HOLD the same unto Shell and its successors and assigns
forever;

PROVIDED, HOWEVER, and this Mortgage is upon the express conditions, that:
(a) if Mortgagor promptly and fully pays Mortgagor's indebtedness to Shell under and
as provided in ~~(1) the Financing Agreement of even date herewith between Shell and~~
~~Mortgagor, under which Mortgagor may become indebted to Shell for future advances~~

~~up to a total sum not exceeding~~

~~Dollars (\$~~ _____ ~~), or (2) the Promissory Note of even date herewith by~~

Mortgagor to Shell for the principal sum of Seventy Eight Hundred Ninety and 88/100--

----- Dollars (\$ 7890.88 _____), if and when that Promissory
Note supersedes the Financing Agreement and Mortgagor's indebtedness (if any) thereunder;
as well as any indebtedness of Mortgagor to Shell arising under this Mortgage (all herein
collectively called "Secured Debt"); and (b) if Mortgagor fully performs and observes
all of the covenants and conditions of this Mortgage: then this Mortgage shall be void;
but otherwise it shall remain in full force and effect.