

FILED
GREENVILLE CO. S. C.
MORTGAGE OF REAL ESTATE—Offices of PYLE & PYLE, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

AUG 31 11 24 AM '71

OLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

BOOK 1204 PAGE 623

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ---CONTROL PANELS, INC.-----

(hereinafter referred to as Mortgagor) is well and truly indebted unto ---HOMER STYLES-----

(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 ---Three Thousand and No/100-----

Dollars (\$3,000.00---) due and payable

\$1,500.00 on or before one year from date and the remaining \$1,500.00 on or before two years from date, with the right being reserved to anticipate the entire balance or any part thereof at any time without penalty.

with interest thereon from date at the rate of 8% per centum per annum, to be paid annually

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, containing .81 acres, and having, according to a survey prepared by Carolina Engineering and Surveying Company August 6, 1971, and recorded in the R.M.C. Office for Greenville County in Plat Book 4-K at Page 199, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Thompson Street at a point in the center of a creek and in line of property this day conveyed to Davidson and running thence with Thompson Street N. 51-05 W. 196.6 feet to an iron pin; thence N. 41-27 E. 99.9 feet to an iron pin; thence N. 40-32 E. 102.4 feet to an iron pin; thence S. 39-54 E. 194 feet to a point in the center of the creek; thence with the center of said creek S. 39-16 W. 164.5 feet to the point of beginning.

ALSO: All mortgagor's right, title and interest in and to Thompson Street, adjoining the front of the property hereinabove described and extending to New Perry Road.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.