

FILED GREENVILLE CO. 22 3 43 PM '71

OLLIE FARNSWORTH R.M.C. MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

J. B. STEPHENS

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

WHEREAS, the Mortgagor is well and truly indebted unto **FIRST PIEDMONT BANK & 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 **THIRTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100THS -----DOLLARS (\$ 37,500.00)** with interest thereon from date at the rate of **8** per centum per annum, said principal and interest to be repaid as follows:

payable in equal monthly installments of \$455.25 each, commencing on the first day of December, 1971, and continuing on the first day of each month thereafter until paid in full on or before November 1, 1981; said monthly payment is to be applied first to interest at eight (8%) percent per annum and the balance applied to reduce principal.

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 that lot of land with the buildings and improvements thereon, in the City of Greenville, County of Greenville, State of South Carolina, known and designated as Lot No. 4 on plat made by Dalton & Neves, Engineers, July 1955 entitled "Property of Greenville Municipal Airport" recorded in Plat Book EE, at page 193, of the RMC Office for Greenville County, S.C., and having according to said plat, and survey made by Dalton & Neves, Eng. December 1964, the following metes and bounds, courses and distance, to-wit:

BEGINNING at an iron pin on the north side of Tower Drive, the joint front corner of Lots Nos. 3 and 4; thence with the joint line of said lots N. 2-55 W. 191.2 feet to an iron pin; thence N. 84-34 E. 100.1 feet to an iron pin, corner of Lot No. 5; thence with the line of said lot, S. 2-55 E. 195.6 feet to an iron pin on the north side of Tower Drive; thence with the north side of said street S. 87-05 W. 100 feet to the beginning corner.

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.