

GREENVILLE, CO. S. C.

STATE OF SOUTH CAROLINA Nov 4 10 42 AM '71

BOOK 1212 PAGE 347

COUNTY OF Greenville ODLIE FARNSWORTH

MORTGAGE OF REAL ESTATE

R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Greer Apartments, Inc. and Rudy Martin,

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Bank of Greer, Greer, South Carolina, its successors and assigns forever,

(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 Four-Thousand and no/00

Dollars (\$ 4,000.00) due and payable in monthly installments of \$48.54 each, beginning November 20, 1971, and continuing each and every month thereafter until paid in full. All being due and payable in ten years from date hereof,

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

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, Chick Springs Township, being shown,

and designated as Lot Number 66 on a plat of property prepared for J. P.

Stevens, said plat duly recorded in the Office of R.M.C. for Greenville County in plat book "Y" at pages 138 and 139 and the lot is more particularly described according to said plat as follows:

BEGINNING at an iron pin on the bank of Inglesby Street and running thence N. 76-17 W. 137 feet to an iron pin, the corner of lot number 67, thence along the line of lot number 67 N. 11-13 E. 130.8 feet to an iron pin, the corner of lot number 57, thence along the line of lot number 57 S. 76-47 E. 142.2 feet to a pin on alley, thence S. 13-33 W. 130.4 feet to the point of beginning. Said lot is also known as number 10 Inglesby Street, Greer, S. C., Greer Mill."

The above lot number 66 being duly conveyed to Claude R. Rogers and Rudy Martin jointly by deed of Henry H. Larke and Orrie E. Larke, said deed dated January 31, 1969, being duly recorded in the Office of R.M.C. for Greenville County in deed book 862 at page 308; and, a one-half interest being duly conveyed to Greer Apartments, Inc. by deed of Claude R. Rogers, dated March 17, 1970, and duly recorded in the Office of R.M.C. for Greenville County in deed book 888 at page 305."

Together with all and singular rights, members, herditaments, 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.