

GREENVILLE CO. S. C.

BOOK 1222 PAGE 387

STATE OF SOUTH CAROLINA

FEB 15 2 10 PM '72

COUNTY OF GREENVILLE

OLLIE FARNSWORTH

MORTGAGE OF REAL ESTATE

R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, D & W MANUFACTURING CO.

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON, (GREENVILLE BRANCH)

(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 FIFTY-FOUR THOUSAND AND NO/100ths Dollars (\$ 54,000.00) due and payable

\$1500.00 per month on the 15th day of each and every month commencing March 15, 1972 with the final payment due and owing February 15, 1974,

with interest thereon from date at the rate of 5-1/4 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, City of Greenville, at the intersection of Skyview Drive and Pleasantburg Drive (ByPas Highway S. C. No. 291) and being shown as all of Lot 19 and part of Lots 10, 11 and 18 on plat of property of Tully P. Babb, prepared by Dalton & Neves, Engrs., which plat is recorded in the R.M.C. Office, Greenville County, South Carolina in Plat Book GG at pages 158 and 159, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of the South side of Skyview Drive with the West side of Pleasantburg Drive (By Pass Highway S. C. No. 291); and running thence with the line of the right-of-way along the West side of said Pleasantburg Drive, S. 6-50 E. 430.1 feet to an iron pin in the front line of Lot 18; thence along a new line through Lots 18 and 11 S. 83-10 W. 500 feet to an iron pin (which pin is 100 feet N. 83-10 E. from the East side of Winterberry Court); and running thence N. 6-50 W. 350 feet to an iron pin on the South side of Skyview Drive (at corner of lot heretofore sold to Carl Baker, et al); thence with the South side of Skyview Drive N. 83-10 E. 400 feet to an iron pin; thence continuing along said street S. 86-06 E. 101.9 feet to point of beginning.

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.