

REGULATION NO. 22  
CO. P. L. C. 11. 111  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

BOOK 1274 PAGE 261

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN  
GREENVILLE, CO. S. C.

MAY 2 10 52 AM '73  
DONNIE S. TANKERSLEY  
R.H.C.

WHEREAS, SAM ENTERPRISES, A PARTNERSHIP  
(hereinafter referred to as Mortgagor) is well and truly indebted unto FIRST PIEDMONT BANK AND 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 TWELVE THOUSAND and no/100-----  
-----Dollars (\$ 12,000.00 ) due and payable

six (6) months from date,

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

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, in the Town of Fountain Inn, at the Northwest intersection of Gulliver Street and Duckett Street, being shown and designated as Lots Nos. 1, 2 and 3 of the T. E. Jones Property on a Plat prepared by J. W. - J. R. Crawford, R. L. S., dated September 12, 1956, and having the following metes and bounds, to-wit:

BEGINNING at a stake at the intersection of said two streets as shown on said plat and running thence with the North side of Gulliver Street, S. 82 W., 196 feet to a stake; thence N. 15-15 E., 348 feet to a stake at the joint rear corner of Lots Nos. 3 and 4 as shown on said plat; thence with the joint property line of said last two mentioned lots, S. 82 E., 154 feet to a stake on West side of Duckett Street; thence with the West side of Duckett Street, S. 10-15 W., 150 feet; thence S. 9-15 W., 142 feet to the beginning point.

ALSO: ALL those certain pieces, parcels or lots of land situate, lying and being in the County of Greenville, State of South Carolina, Town of Fountain Inn, being shown and designated as Lots Nos. 10, 11, 12 and a portion of Lot No. 13 on a Plat entitled "Map No. 1 of VAUGHN HEIGHTS", Property of J. C. Vaughn, made by C. O. Riddle, Surveyor, dated October 29, 1953, revised October 22, 1964. reference to which is hereby craved for the metes and bounds thereof.

The Mortgagee herein hereby agrees to release any of the lots covered under this Mortgage by payment of the sum of \$2,000.00 per lot by the Mortgagor to the Mortgagee.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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 fully 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.