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BOOK 1279 PAGE 209

STATE OF SOUTH CAROLINA 31 \ 4 05 FH '73 COUNTY OF GREENVILLE DONNIE LAKKERSLEY R.H.C.

MORTGAGE OF REAL ESTATE
TO ALL WIOM THESE PRESENTS MAY CONCERN:

WHEREAS, GEORGE FRANKLIN MIMS AND MARY LOUISE G. MIMS

(hereinafter referred to as Mortgagor) is well and truly indebted unto FIRST PIEDMONT BANK AND TRUST CO.

One Hundred Ten Thousand and No/100

Dollars (\$ 110,000.00) due and payable

in installments of \$1,624.00 until September 16, 1974, at which time the entire unpaid principal balance shall become due and payable, with interest thereon as provided in promissory note of Century-Lincoln Mercury, Inc., dated 9-16-69, which such guaranty secures.

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 Mortgagor at any time for advances made to or for his account by the Mortgagor, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagor at and before the scaling 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 Mortgagor, its successors and assigns:

All that piece, parcel or lot of land, situate, lying and being on the south side of Chapman Road, being shown and designated as Lot no. 152 on plat of Part One, Chanticleer, Section IV, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4F, Page 19, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of the right of way of Chapman Road at the joint front corner of Lots 151 and 152, and running thence along the right of way of Chapman Road, N. 69-51 E. 48 feet to a point; thence N. 65-22 E. 29.4 feet to a point; thence N. 58-12 E. 28.1 feet to a point; thence N. 62-43 E. 37.5 feet to a point; thence S. 72-48 E. 35.7 feet to a point; thence S. 28-19 E. 146.1 feet to a point; thence S. 59-51 W. 139 feet to a point; thence S. 37-51 E. 185.1 feet to the point of beginning.

This mortgage is executed in order to effect a substitution of collateral and in consideration of cancellation of prior mortgaged dated September 16, 1969, executed by G. Frank Mims to First Piedmont Bank and Trust Co. covering property located on the northwestern side of Knollwood Drive in Greenville County, S. C., consisting of two tracts containing 1.52 acres and .51 acres, respectively, as shown on plat of T. J. Mims made by C. O. Riddle, dated March 1959, revised August 10, 1960.

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 here to 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 alredute, that it has good right and is Invfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided become. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagor forever, from and against the Mortgagor and all persons whomsomer lawfully claiming the same or any part thereof.