

REGULATION NO. 22
COMPLIED WITH

GREENVILLE CO. S. C.

JUN 20 3 41 PM '73

BOOK 1282 PAGE 153

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
DONNIE S. TANKERSLEY
R.H.C.

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

WHEREAS, I, C. Nelson Garrison,

(hereinafter referred to as 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

Ten thousand five hundred and no/100----- Dollars (\$ 10,500.00) due and payable
one year from date

with interest thereon from date at the rate of eight per centum per annum, to be paid:
according to the terms and provisions of said note

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, consisting of 1.11 acres, more or less, on the western side of Pine Forest Drive in the City of Greenville, as shown on a survey for Nelson Garrison, dated May 2, 1973, by Carolina Engineering & Surveying, and having, according to said survey, the following metes and bounds:

BEGINNING at a point in Pine Forest Drive at the southwestern corner of the property herein described and running thence S. 70-03 W. 22.1 feet to a point on the western edge of the right of way for Pine Forest Drive; thence continuing S. 70-03 W. 146.7 feet to a point; thence N. 29-38 W. 297 feet to an old iron pin; thence N. 84-45 E. 231.7 feet to a point on the western edge of the right of way for Pine Forest Drive; thence N. 65-58 E. 25 feet to a point in said Pine Forest Drive; thence down Pine Forest Drive S. 12-35 E. 237.3 feet to the point of BEGINNING.

The property herein described is the same conveyed to the mortgagor herein by deed of Knox L. Haynsworth, Jr. of even date herewith and is the southernmost portion of that 1.64 acre lot shown on plat entitled "Survey for Knox L. Haynsworth, Jr." recorded in the RMC Office for Greenville County in Plat Book AAA, page 81.

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 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.