

MORTGAGE OF REAL ESTATE - **ANNALS, HARRERSLEY** Attorneys at Law, Greenville, S. C.

BOOK 1283 PAGE 625

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Argo Construction Co., Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Peoples National Bank

(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 Three Thousand and No/100-----

-----Dollars (\$ 53,000.00) due and payable

according to the terms thereof.

with interest thereon from _____ at the rate of Eight (8) per centum per annum, to be paid: quarterly

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, on the Northwestern side of Patrol Club Road near the foot of Paris Mountain, which contains 6.8 acres, more or less, and which is described more particularly according to a plat of the property of Morris E. Nichols and Dorothy B. Nichols prepared by Jones Engineering Service, dated May, 1966, to be recorded herewith as follows:

BEGINNING at a point which is the Northeastern most corner of the property conveyed hereby and running thence S 5-48 W 503 feet to a point; thence S 5-52 W 201 feet; thence N 30-03 W 43.3 feet; thence N 69-28 W 118.7 feet; thence N 84-50 W 99.8 feet; thence N 89-31 W 175.3 feet; thence N 32-04 W 330.1 feet; and thence N 73-45 E 848.3 feet to the point of BEGINNING.

ALSO: ALL that piece, parcel or tract of land in the State of South Carolina, County of Greenville, Paris Mountain Township. This being a part of property deeded to C. M. Black by Mae Wynn Black, dated August 14, 1967, recorded in Book of Deeds 582, page 279.

BEGINNING at an iron pin, intersection of Highway 416 and Freeman property; running thence N 44-54 E 250 feet to an iron pin; running thence S 49-09 E 231.5 feet to an iron pin; running thence S 34-38 W 249.1 feet to an iron pin on above mentioned highway; thence running with said highway N 45-20 W 275.6 feet to the point of BEGINNING. Being joined on the North by Freeman, on the Northeast by Lot 11, on the Southeast by E. C. Black and Rachel Black, and on the Southwest by Highway 416, as per plat survey made by John C. Smith, dated February 15, 1968, recorded in Plat Book XXX, page 101.

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 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.