

AFFIDAVIT  
FILED R

FILED  
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

OCT 22 2 38 PM '73

BOOK 1293 PAGE 498

DONNIE S. TANKERSLEY  
R.M.C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Georgia Gamble Fair (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Southern 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

Forty Thousand and no/100----- DOLLARS (\$ 40,000.00 ).

with interest thereon ~~as stated in promissory note hereinafter referred to.~~  
~~as stated in promissory note hereinafter referred to.~~

This instrument is given to secure payment of a promissory note dated January 26, 1973 in the principal sum of \$40,000.00 signed by S. & F. Power Tool Service, Inc. by its duly authorized officers and the mortgagor herein.

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, situate on the eastern side of West Faris Road in the City of Greenville, County of Greenville, State of South Carolina, being shown as lot no. 101 on a plat of Augusta Circle Subdivision dated November 1921, prepared by R. E. Dalton, Engineer, recorded in Plat Book F at Page 23 in the R.M.C. Office for Greenville County and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the eastern side of West Faris Road at the joint front corner of lot 100 and lot 101 and running thence with lot 100 S. 71-35 E. 151.8 feet to an iron pin at the joint rear corner of lots 82, 83, 100 and 101; thence with lot 82 S. 21-35 W. 50 feet to an iron pin on Winyah Street; thence with said Street N. 71-35 W. 147.4 feet to an iron pin at the northeastern corner of the intersection of West Faris Road and Winyah Street; thence with West Faris Road N. 16-30 E. 49.96 feet to the point of beginning.

This is the same property conveyed to the mortgagor and Warren J. Fair by deed recorded in Deed Book 595 at Page 174 in the R.M.C. Office for Greenville County. The said Warren J. Fair died testate on May 24, 1961 and devised all of his property to the mortgagor herein as will appear according to Apartment 773, File 6 in the Office of the Probate Court for Greenville County.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

RECORDED

4328-RV-2