

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

Nov 26 3 10 PM '73
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1296 PAGE 117

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, G. Taft Joseph

(hereinafter referred to as Mortgagor) is well and truly indebted unto South Carolina 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 **Sixty Thousand and No/100**-----

-----Dollars (\$60,000.00) due and payable
one (1) year from date hereof

with interest thereon from date hereof at the rate of 9 3/4 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:

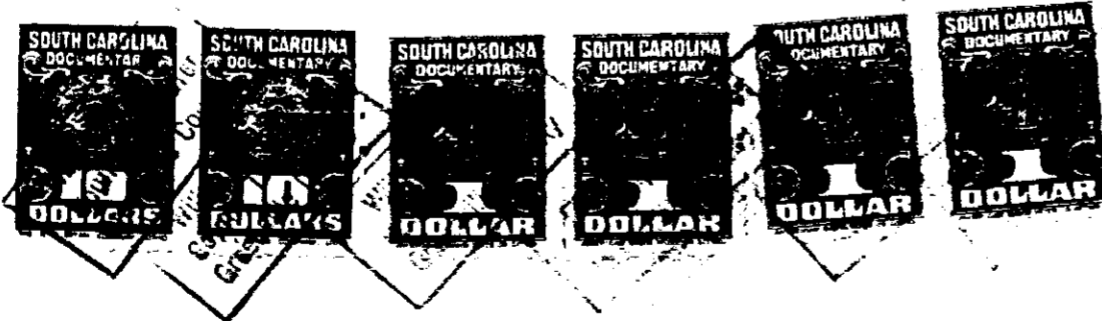
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, City of Greenville, being shown as property of G. Taft Joseph, and having, according to plat made by Dalton & Neves, Engineers on November of 1973, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Ware Street, joint corner with Bryson Property and running thence N. 70-25 E. 100.0 feet to an iron pin; thence S. 19-10 E. 57 feet to a fence post; thence S. 70-25 W. 100.0 feet to an iron pin on Ware Street; thence along Ware Street N. 19-10 W. 57 feet to an iron pin, the point of beginning. See deed recorded in Deeds Volume 806, Page 355.

ALSO: All those pieces, parcels or lots of land in the City of Greenville, being shown as property of G. Taft Joseph, and having, according to plat made by Dalton & Neves, Engineers on May of 1972, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of McCall Street joint corner with Krider Property and running thence along McCall Street N. 20-00 W. 142.44 feet to an iron pin; thence around the curve of the intersection of McCall Street and Academy Street the cord of which is N. 30-56 E. 29.2 feet to an iron pin on Academy Street; thence along Academy Street N. 81-52 E. 162.1 feet to an iron pin on an alley; thence along the said alley S. 16-16 E. 90.35 feet to an iron pin; thence continuing along said alley S. 20-00 E. 41.67 feet to an iron pin; thence along the Krider line S. 71-33 W. 175 feet to an iron pin, the point of beginning. See deeds recorded in Deeds Volume 554, Page 261; Deeds Volume 563, Page 105; Deeds Volume 851, Page 597, and Deeds Volume 933, Page 216.



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.

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