

COUNTY OF GREENVILLE

DEC 21 11 05 AM '73

MORTGAGE OF REAL ESTATE

DONNIE S. TANKERSLEY  
R.M.C. IN ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Lawrence E. McNair and Donald D. Greer

(hereinafter referred to as Mortgagor) is well and truly indebted unto

First Piedmont Mortgage Co., Inc.

dated July 20, 1973,

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note ~~XXXXXX~~ the terms of which are incorporated herein by reference, in the sum of Seven Hundred Fifty Thousand and no/100----

Dollars (\$750,000.00 due and payable

as per the terms of said promissory note

as provided therein

with interest thereon from date at the rate of / ~~XXXXXXXXXXXX~~ to be paid: as provided therein.

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:

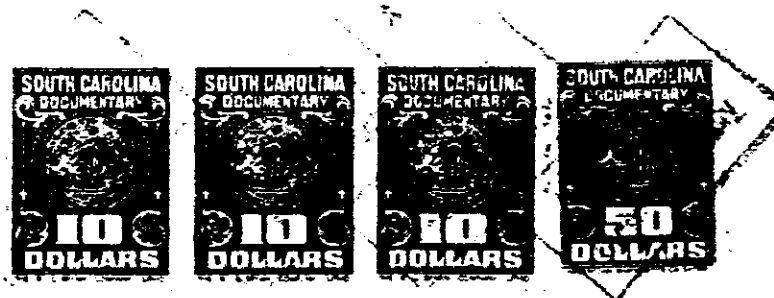
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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

All our right, title and interest, that being a One-Half (1/2) undivided interest, in and to that certain piece, parcel or tract of land which is shown and designated as Property of Douglas Green, et al, according to a plat prepared by John A. Simmons, R.L.S., dated March 16, 1973, and recorded in the R.M.C. Office for Greenville County, S. C., in Plats Book \_\_\_\_\_, at Page \_\_\_\_\_, and having such metes and bounds as shown thereon.

This mortgage is given as additional security for a note executed on July 20, 1973, in the original amount of Five Hundred Fifty Thousand (\$550,000.00) Dollars, which has been amended to increase the indebtedness to Seven Hundred Fifty Thousand (\$750,000.00) Dollars; the original indebtedness being previously secured by separate mortgages covering two other tracts of land and the stamps being affixed thereto in the value of Five Hundred Fifty Thousand (\$550,000.00) Dollars.

This property being the identical property conveyed to Lawrence E. McNair and Walter S. Griffin by three (3) deeds, all dated April 6, 1973, two of which were recorded on April 9, 1973, in Deeds Book 972, one at Page 214 and the other at Page 217, and the third such deed having been recorded on July 10, 1973, in Deeds Book 978, Page 587 of the R.M.C. Office for Greenville County, S. C.; a One-Fourth (1/4) undivided interest having been vested in Donald D. Greer by deed of Lawrence E. McNair dated and recorded simultaneous with this mortgage.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.