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GREENVILLE CO. S. C.

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DORIS S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: JOHN JAMES SEXTON

(hereinafter referred to as Mortgagor) SEND (S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto BANK OF GREER (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 from date at the rate of 9% per centum per annum, said principal and interest to be repaid as follows:

Payable in 180 equal monthly installments of \$405.71, including principal and interest, with the first of such payments being due and payable on May 6, 1976 and subsequent payments on the 6th day of each month thereafter until paid in full.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

ALL that piece, parcel or lot of land, with the improvements thereon, situate, lying and being at the Southeastern corner of the intersection of North Main Street and East Stone Avenue in the City of Greenville, County of Greenville, State of South Carolina, as shown on a plat thereof entitled "Property of Gulf Oil Corporation" made by Dalton & Neves, February, 1953, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book DD, at Page 109, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin at the Southeastern corner of the intersection of North Main Street and East Stone Avenue, and running thence along the Southern side of East Stone Avenue S. 72-58 E. 147.7 feet to an iron pin; thence S. 18-31 W. 109.1 feet to an iron pin; thence N. 70-08 W. 148.5 feet to an iron pin on the Eastern side of North Main Street; thence along the Eastern side of North Main Street N. 19-0 E. 101.8 feet to an iron pin, the point of beginning.

LESS, HOWEVER, that triangular piece of property at the intersection of North Main Street and East Stone Avenue conveyed by Gulf Oil Corporation to the City of Greenville by deed dated August 14, 1953 and recorded in the Office of the R.M.C. for Greenville County, South Carolina in Deed Book 484, at Page 475 described as follows: Beginning at an iron pin at the southeasterly corner of the intersection of North Main Street and East Stone Avenue; thence running along the southerly line of East Stone Avenue S. 72-58 E. 7 feet; thence in a southwesterly direction a distance of 8 feet to a point in the easterly line of North Main Street, said point located 7 feet southwest of beginning point; thence along the easterly line of North Main Street, N. 19-0 E. 7 feet to the point of beginning.

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.

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