

MORTGAGEE'S ADDRESS:

P. O. Drawer 969
Greenville, S. C. 29602

GREENVILLE CO. S. C.

BOOK 1383 PAGE 326

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Irvine Street Realty Corp.

(hereinafter referred to as Mortgagor) is well and truly indebted unto South Carolina National Bank, Greenville, S. C.

(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-Three Thousand Sixty-Nine and 72/100----- Dollars (\$63,069.72) due and payable

as per the terms of said note;

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with interest thereon from _____ date _____ at the rate of 5.75 per centum per annum, to be paid: as per the terms of said note.

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, being located on the northerly side of Seth Street and being known as Lot No. 118 on plat of SUBDIVISION OF MILLS MILL, recorded in the RMC Office for Greenville County, S. C., in Plat Book GG, at Pages 60 and 61, and a recent plat entitled "Property of Minnie Lee Fleming, Melvin Fleming and Agnes H. Fleming", prepared by Carolina Surveying Company dated August 6, 1971. According to said plat, this lot fronts 86 feet on the northerly side of Seth Street, with a depth of 124.2 feet on one side and a depth of 123.4 feet on the other side, and being 86 feet across the rear. Being the identical property conveyed to the mortgagor by deed of the Secretary of Housing and Urban Development, recorded in the RMC Office for Greenville County, S. C., in Deeds Book 1020, Page 9, on June 18, 1975.

ALSO: ALL that piece, parcel or lot of land situate, lying and being at the northeastern corner of the intersection of Bernie (sic) Street Extension and Cain Street near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as Lot No. 71 of a plat of Abney Mills Property, which plat is recorded in the RMC Office for Greenville County in Plat Book QQ, at Page 51, and having such metes and bounds as shown thereon. Being the identical property conveyed to the mortgagor by deed of the Administrator of Veterans' Affairs, recorded in the RMC Office for Greenville County, S. C., in Deeds Book 1038, Page 649, on June 25, 1976.

ALSO: ALL that certain piece, parcel or lot of land with buildings and improvements thereon, situate and being on the south side of Pearl Avenue in the City of Greenville, County of Greenville, State of South Carolina, being shown as Lot No. 8 in Block F on plat of Property of Chapin Springs Land Company made by R. E. Dalton in 1917, and recorded in the RMC Office for Greenville County, S. C., in Plat Book E, at Page 41, and having such metes and bounds as shown thereon. Being the identical property conveyed to the mortgagor by deed of Charles T. Hudgins, Jr., recorded in the RMC Office for Greenville County, S. C., in Deeds Book 1040, Page 975, on August 10, 1976.

ALSO: ALL that lot of land with improvements thereon, situate, lying and being on the northern side of Rose Avenue in the City of Greenville, being shown and designated as Lot 15, Block F, on a plat of Chapin Spring Land Company made by R. E. Dalton, dated May 1917, and recorded in the RMC Office for Greenville County, S. C., in Plat Book E, at Page 41, reference to which plat is craved for the metes and bounds thereof. Being the identical property conveyed to the mortgagor by deed of the Secretary of Housing and Urban Development, recorded in the RMC Office for Greenville County, S. C., in Deeds Book 1042, Page 6, on August 30, 1976.

(CONTINUED ON ATTACHMENT HERETO)

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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