

FILED  
GREENVILLE CO. S. C.

BOOK 1427 PAGE 720

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

31 4 59 PM '78  
JONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, P. H. MOORE

(hereinafter referred to as Mortgagor) is well and truly indebted unto The 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 Thirty Thousand and No/100-----

-----Dollars (\$ 30,000.00 ) due and payable

in payments of Seven Thousand Five Hundred and No/100 (\$7,500.00) Dollars to be paid quarterly

with interest thereon from March 27, 1978 at the rate of Nine (9) 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

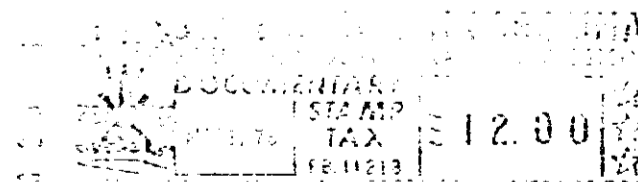
ALL that piece, parcel or lot of land, together with all buildings thereon and improvements thereon, situate, lying and being on the Southern side of the right of way of U.S. Highway 123 (New Greenville-Easley Highway) in Greenville County, South Carolina, being a portion of Lot No. 2 on a plat of the Property of the J.P. Owings Estate made by John C. and J. Coke Smith, surveyors, recorded in the RMC Office for Greenville County, S.C., in Plat Book X, at page 36, and having, according to a plat of the property of P.H. Moore and Robert L. Carson made by Jones Engineering Service dated December 28, 1972, the following metes and bounds to-wit:

BEGINNING at an iron pin on the southern side of the right of way of U.S. Highway No. 123 at the corner of Tract No. 3 of the J.P. Owings Estate now owned by Lois D. Elmore and running thence along the line of said property S.4-40 W. 300 feet to an iron pin; thence along the line of property owned by P.H. Moore S.85-20 E. 100 feet to an iron pin; thence through Lot No. 2 N.4-40 E. 160 feet to a point in the line of a building owned by Salvage Sales Co., Inc.; thence around said building N.85-20 W. .9 feet to a point; thence continuing along the line of said building N.4-40 E. 80 feet to an iron pin; thence continuing along the line of said building S.85-20 E. .9 feet to a point; thence N.4-40 E. along the line of Salvage Sales Co., Inc., 60 feet to a point on the right of way of U.S. Highway 123; thence along the southern side of the right of way of U.S. Highway 123 N.85-20 E. 100 feet to an iron pin, the BEGINNING CORNER.

This mortgage to co-exist and be a part of the existing first mortgage held on this property by the Bank of Greer and recorded in the Greenville County RMC Office in Mortgage Book 1265 at Page 105.

The property being that same parcel obtained by the Mortgagor by deed recorded in the Greenville County RMC Office in Deed Book 950 at Page 410.

ON JULY 31, 1972 FROM PAUL B. KOHLBAUGH



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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