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BOOK 1487 PAGE 508

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLEJOHN W. BARRERSLEY  
R.M.C.MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Children's Co., Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company  
P.O. Box 1329, Greenville, S.C. 29602

(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 NINE THOUSAND AND NO/100

Dollars (\$ 39,000.00 ) due and payable  
in sixty (60) equal monthly payments of \$927.81 beginning December 7, 1979 and continuing  
each month thereafter until paid in full with payments first applied to interest and  
balance to principalwith interest thereon from date at the rate of fifteen (15%) <sup>PER</sup> centum per annum, to be paid: monthly

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 those pieces, parcels or lots of land in the City of Greenville, County of Greenville, State of South Carolina, located on the Southern side of Bruce Street, and being shown and designated as Lots Nos. 8 and 9 on plat of property of W.B. McDowell, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book S at Page 53, said plat being craved for a more complete description thereof.

ALSO:

ALL that piece, parcel or lot of land situate and located in the City of Greenville, County of Greenville, State of South Carolina, on Colorado Street (formerly Pine Street), known and designated as Lot No. 26 in a subdivision known as Nicholatown Heights No. 2, a plat of which is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book M at Page 5, said plat being craved for a complete description thereof.

ALSO:

ALL those lots of land situate on the Southern side of Pack Alley in Greenville Township, Greenville County, State of South Carolina, in the City of Greenville, being shown and designated as Lots No. 9 and 10 on a plat of "Queen Heights", made by N.O. McDowell, Jr., and J.P. Moore, dated November, 1944, recorded in the RMC Office for Greenville County, South Carolina in Plat Book O at Page 87, said plat being craved for a complete description thereof.

ALSO:

ALL that piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the Northern side of Julian Street and being known and designated as Lot No. 31 on plat of property of Queen Heights, prepared by McDowell &amp; Moore, dated November, 1944, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book O at Page 87, said plat being craved for a complete description thereof.

ALSO:

ALL that piece, parcel or lot of land situate, lying and being in Greenville Township, Greenville County, State of South Carolina, in former School District 8-A, now in the City of Greenville, being known and designated as a portion of Lot No. 14 of the property of the estate of Joab Mauldin, and according to a recent survey made by Piedmont Engineering Service, having the following metes and bounds:

BEGINNING at an iron pin in the Southeastern side of Endel Street at the corner of a lot now or formerly belonging to Mattie Chappell, which point is approximately 91 feet from the intersection of Bob Street, and running thence along the line of the lot of Mattie Chappell S. 67-15 E. 86.7 feet to an iron pin at the corner of other property now or formerly belonging to Dewey Blassingame; thence along the line of the said Dewey Blassingame property S. 40-02 W. 69.7 feet to an iron pin in the line of property now of formerly belonging to  
(Continued on attached Rider)

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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