

To Mrs Joe E Martin, A Kent Lane, Greenville, SC
2961533-424

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE S.C.
MAY 2 5 00 PM '80
MORTGAGE

29311
MHC
47-2-12

TO ALL WHOM THESE PRESENTS MAY CONCERN: One Thousand East North, a partnership
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Mrs. Joe E. Martin, Mrs. C.L. Carmen, Mrs. Ruth Easler, Roy E. McDonald and the Estate of Lizzie P. McDonald (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),
with interest thereon from date at the rate of 9 per centum per annum, said principal and interest to be repaid: In five (5) equal annual installments of \$6,000.00 each commencing March 31, 1981, together with nine (9%) per cent interest on the remaining balance and a like payment on the same date each year thereafter until paid in full.

The Mortgagor shall have the right to pay without penalty the balance due on this mortgage and the note it secures at any time.

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, City of Greenville, situate at the northeastern corner of Whitsett Street and Carolina Avenue, being a portion of the Boyce Lawn addition, and having according to a plat thereof recorded in the BMC Office for Greenville County in Plat Book A at page 179, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northeastern corner of Whitsett Street and Carolina Avenue, and running thence N 15 W, 126.1 feet along Carolina Avenue to an iron pin on a 10-foot alley; thence along the line of said alley, N 76-45 E, 78.9 feet to an iron pin, joined rear corners of Lots 1 and 2 of said plat; thence S 15 E, 126.1 feet to an iron pin on Whitsett Street; thence along Whitsett Street S 76-45 W, 78.9 feet to the beginning corner.

DERIVATION: Deed of Mrs. Joe E. Martin, individually and as Executrix of the Estate of Lizzie P. McDonald, Mrs. C. L. Carmen, Mrs. Ruth Easler and Roy E. McDonald recorded March 31, 1980 in Deed Book 123 at page 70.

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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