

W. D. B. 1147
Greenville - 7700

MORTGAGE OF REAL ESTATE—Office of Wyche, Burgess, Freeman & Parham, P.A. Greenville, S. C.

FILED
MAR 30 4 38 PM '81
DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: CAINE COMPANY

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

WHEREAS, the Mortgagor is well and truly indebted unto THE CITIZENS AND SOUTHERN NATIONAL BANK OF SOUTH CAROLINA, AS TRUSTEE AND EXECUTOR U/W WILLIAM S. LINDSAY (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 Four Thousand Five Hundred Eighty Six and 56/100----- DOLLARS (\$34,586.56) with interest thereon from date at the rate of 14% per centum per annum, said principal and interest to be repaid as follows: Payable in monthly installments, including principal and interest, of \$600.00 beginning on April 2, 1981 and on the 1st day of each month thereafter with the unpaid principal balance due and payable on March 28, 1982.

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 in the City of Greenville, Greenville County, State of South Carolina, more particularly described as follows:

BEGINNING at an iron pin on the west side of Williams Street at the corner of a fifteen foot alley 200 feet south of North Street; thence S-56-30 W. along said alley 155 feet to an iron pin; thence S. 15-1 E. 79.4 feet to an iron pin; thence N. 56-30 E. 155 feet to an iron pin on Williams Street; thence along Williams Street 19.4 feet to the beginning corner.

This is the same property conveyed to the Mortgagor herein by deed of The Citizens and Southern National Bank of South Carolina, as Trustee and Executor U/W William S. Lindsay, dated March 29, 1979 and recorded March 29, 1979 in the R.M.C. Office for Greenville County, S. C. in Deed Book 1079 at Page 483.

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STATE OF SOUTH CAROLINA
RECORDED
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R.M.C.

4 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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