

JOHN M. DILLARD, Attorney at Law, Greenville, S. C. 3:27 PM 1967

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH

MORTGAGE OF REAL ESTATE

R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS,

ABRAMS-BANNISTER REALTY, INC., a South Carolina corporation,

(hereinafter referred to as Mortgagor) is well and truly indebted unto

THE SOUTH CAROLINA NATIONAL BANK OF

CHARLESTON (GREENVILLE, S. C. BRANCH)

(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

Seventy-three Thousand Five Hundred and

No/100-----

Dollars (\$ 73,500.00) due and payable

in monthly installments of \$1,097.00, beginning three (3) months from the date hereof, and on the same day of each month thereafter, until paid in full, the entire indebtedness to become due and payable seven (7) years from the date hereof; each monthly installment to be applied first to payment of interest accrued to the date of receipt of said installment and the balance to principal, with interest thereon from date at the rate of $6\frac{3}{4}$ per centum per annum, ~~to be paid~~ on 25% of said sum and with interest at $5\frac{1}{2}$ % per annum on 75% of said loan, 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 lot of land with a mercantile building and improvements lying on the Eastern side of Cleveland Street in the City of Greenville, in Greenville County, South Carolina, being shown as a part of Lot No. 9 on a Plat of R. M. Caine and H. C. Beattie, by Dalton & Neves, dated August, 1949, and also shown as a part of Lot No. 9 on a Plat of the Subdivision of Cleveland Terrace, made by Dalton & Neves, dated May, 1931, and recorded in the RMC Office for Greenville County, S. C., in Plat Book K, pages 98 and 99, and having according to said plat of Cleveland Terrace, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Eastern side of Cleveland Street at the corner of Lot No. 9 and property shown on said plat as Cleveland Park, and running thence along the Eastern side of Cleveland Street, S. 5-16 E., 50 feet to an iron pin; thence N. 81-51 E., 110 feet to an iron pin; thence N. 16 W., 50 feet to an iron pin on the line of Cleveland Park; thence along the line of property shown on said plat as Cleveland Park, S. 81-51 W., 110 feet to an iron pin on the Eastern side of Cleveland Street, the beginning corner.

The above described property is the same conveyed to the Mortgagor herein by deed of Lukas Leasing Company of even date herewith to be recorded.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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.