

MORTGAGE OF REAL ESTATE BY A CORPORATION OF LEATHERWOOD, WALKER, TODD & MANN, ATTORNEYS AT LAW, GREENVILLE, S. C.

FILED GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

APR 7 3 18 PM '72
OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE BY A CORPORATION

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, GREENVILLE RESCUE MISSION a corporation chartered under the laws of the State of South Carolina (hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY

(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 One Hundred Five Thousand and No/100

Dollars(\$ 105,000.00) due and payable

on November 30, 1972,

with interest thereon from date at the rate of seven per centum per annum, to be paid: annually

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 its 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, on the southern side of West Washington Street, shown on a plat of Property of Ward S. Stone, dated March 13, 1963 by C. O. Riddle and recorded in the RMC Office for Greenville County in Plat Book WW at pages 468 and 469 and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of West Washington Street at the joint front corner of property of the grantor herein and property now or formerly of Victor L. Cannon and running thence S. 28-02 W. 150.6 feet to an iron pin on an alley; thence S. 57-30 E. 50 feet to an iron pin; thence S. 28-57 W. 69.7 feet to an iron pin on the line of other property of the grantor; thence S. 67-06 E. 70.6 feet to an iron pin on the eastern side of Mayfield Street; thence along the northern end of Mayfield Street and along the line of other property of the grantor, S. 64-38 E. 73 feet to an iron pin; thence along the line of property now or formerly of Catherine M. Blakely, 65.6 feet to an iron pin; thence continuing along said line N. 25-48 E. 152.7 feet to an iron pin on the southern side of West Washington Street; thence along the southern side of West Washington Street N. 64-30 W. 133.8 feet to an iron pin; thence continuing along the southern side of West Washington Street N. 59-06 W. 50 feet to an iron pin, the point of beginning.

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 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.