

AUG 9, 12:06 PM, 1974

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

ORW - S. TAN. ERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Roger A. Pink, of Greenville County, S. C.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Professional Realty, Inc.

(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 Twenty-five Thousand and 00/100

Dollars (\$25,000.00) due and payable

in three (3) equal annual installments, the first installment being due on July 30, 1975, and the remaining installments being due on July 30, 1976, and July 30, 1977.

with interest thereon from date at the rate of one (1) per centum per annum, to ~~be paid~~ computed and paid annually on the unpaid principal balance.

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, and being shown and designated on a plat entitled "Survey for Watson B. Keefe" by Carolina Surveying Company dated November 5, 1973, and revised November 21, 1973, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point in the center of Howard Drive and thence running N. 59-15 E. 25 feet to an iron pin; thence running N. 59-15 E. 42.6 feet to an iron pin; thence running N. 59-15 E. 334.6 feet to an iron pin; thence running N. 59-15 E. 22.5 feet to a point in Speedway Drive; thence running N. 59-15 E. 28.5 feet to a point; thence running S. 57-13 E. 303.6 feet along Speedway Drive to a point on Speedway Drive; thence leaving Speedway Drive and running N. 58-58 E. 430.6 feet to a point; thence running N. 57-30 W. 300 feet to a point; thence running N. 59-15 E. 734.6 feet to a point; thence running S. 63-55 E. 475 feet to a point in the Center of Fountain Inn Drive; thence running along center of Fountain Inn Drive S. 25-17 W. 195 feet to a point; thence continuing with said Drive S. 15-24 W. 410.3 feet to a point; thence continuing with said Drive S. 17-59 W. 275 feet to a point; thence leaving said Drive and running thence N. 61-50 W. 25 feet to a point; thence running N. 61-50 W. 183.7 feet to a point; thence running N. 42-20 W. 285.7 feet to a point on gas right of way; thence running S. 52-43 W. 320.6 feet to a point in the center of Speedway Drive; thence running along the center of Speedway Drive S. 60-08 E. 647.7 feet to a point in the center of Fountain Inn Drive; thence running along the center of Fountain Inn Drive S. 12-40 W. 670.2 feet to a point; thence running S. 11-43 W. along said Drive 167 feet to a point; thence leaving said Drive and running thence N. 49-16 W. 81.3 feet to a point; thence running N. 31-19 W. 55.5 feet to a point; thence running N. 5-34 W. 55.5 feet to a point; thence running N. 43-56 W. 91 feet to a point; thence running N. 62-48 W. 175 feet to a point; thence running N. 59-05 W. 81.4 feet to a point; thence running N. 71-36 W. 170.5 feet to a point; thence running N. 61-50 W. 86 feet to a point; thence running N. 69-56 W. 84.5 feet to a point; thence running N. 64-23 W. 60.5 feet to a point; thence running N. 67-26 W. 87.9 feet to a point; thence running W. 60.5 feet to a point; thence running N. 67-26 W. 87.9 feet to a point; thence running N. 62-27 W. 91 feet to a point in the center of Howard Drive; thence running along the center of Howard Drive N. 23-04 W. 200.6 feet to a point; thence continuing with said Howard Drive N. 18-46 W. 588.6 feet to the point of beginning. Said tract contains 37.95 acres.

This Mortgage is second and junior to that Mortgage on the same property given by Professional Realty, Inc. on February 21, 1974.

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.