

FILED
GREENVILLE CO. S. C.
1974 9 3 5 PM '74
DENISE S. TANNERSLEY
R.H.C.

WHEREAS, LAWRENCE E. McNAIR

(hereinafter referred to as Mortgagor) is well and truly indebted unto FIRST PIEDMONT MORTGAGE CO., INC.

of Properties Unlimited, Inc. dated May 7, 1974

(hereinafter referred to as Mortgagee) as evidenced by the ~~XXXXXX~~ promissory note of ~~XXXXXXXXXX~~, the terms of which are incorporated herein by reference, in the sum of

TWO HUNDRED TWENTY-FIVE THOUSAND AND NO/100 Dollars (\$225,000.00) due and payable

as per the terms of said note

with interest thereon from date ~~XXXXXXXX~~ ~~XXXXXXXXXXXX~~ to be paid: as per the terms of said note

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

All that certain piece, parcel or tract of land lying and being on the northwesterly side of Rutherford Road in the City of Greenville, South Carolina, and being shown as a 1.49 acre tract according to a survey made by Campbell & Clarkson entitled "PROPERTY OF ELIZABETH H. TINSLEY", and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Rutherford Road, which pin is located 215 feet in a northeasterly direction from the corner of the intersection of Green Meadow Lane and Rutherford Road, and also being the northeasterly corner of Lot 1 of the subdivision known as NORTH MEADOW HEIGHTS, and running thence along the North Meadow Heights line N. 51-43 W. 252.5 feet to an iron pin at the easterly corner of Wedgewood Lane; thence along said Lane N. 51-24 W. 54.85 feet to an iron pin; thence N. 36-29 W. 119.5 feet to an iron pin; thence N. 63-29 E. 87.5 feet to an iron pin; thence S. 71-17 E. 127.8 feet to an iron pin; thence S. 63-35 E. 272.8 feet to an iron pin on the northwesterly side of Rutherford Road; thence along said Road S. 38-49 W. 210 feet to an iron pin, the point of beginning.

ALSO, all that piece, parcel or lot of land with buildings and improvements thereon, situate, lying and being in Greenville County, S. C., and according to plat made by W. R. Williams, Jr., RLS, October 5, 1972, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Wade Hampton Blvd., which pin is approximately 250 feet from the intersection of Wade Hampton Blvd. and Edwards Mill Road and running thence N. 39-30 W. 209.7 feet; thence S. 74-44 E. 109.6 feet; thence N. 50-30 E. 5 feet; thence S. 39-30 E. 164.7 feet to an iron pin on Wade Hampton Blvd.; thence with Wade Hampton Blvd., S. 50-30 W. 105 feet to the point of beginning.

This mortgage is executed by way of additional collateral to further secure the repayment of the note identified hereinabove. *Mortgage book 1309, page 646.*

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.

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