

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

Dec 21 11 07 AM '74  
JOHN S. TANNER  
R.H.C.

1330 259  
MORTGAGE OF REAL ESTATE



TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JULIA B. ROBINSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto **MUTUAL PETROLEUM COMPANY, 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

**Fifty Thousand & No/100**----- Dollars (\$ 50,000.00 ) due and payable

with interest thereon from **date** at the rate of **8%** per centum per annum, to be paid: **ON DEMAND**

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, on the southeastern side of Pinckney Street, near the City of Greenville, consisting of 1.54 acres as shown on a plat entitled "Property of Alwin Realty Company, near Greenville, S. C.", made by Dalton and Neves, 1949, revised June, 1951, and February, 1955, and having according to said plat the following metes and bounds:

BEGINNING at a monument on the southeastern side of Pinckney Street, in the center of the old G. & L. Railroad right of way and running thence with the southeastern side of Pinckney Street N. 23-46 W. 150 feet to an iron pin; thence N. 1-24 E. 15 feet more or less to an iron pin in the center of a railroad siding; thence in an easterly direction with the center line of said railroad siding 387 feet to an iron pin in the southwestern side of a proposed 40 foot street; thence S. 48-39 E. 21 feet to an iron pin, corner of property of Columbia Baking Company; thence with the line of property of Columbia Baking Co., S. 30-15 E. 151.7 feet to an iron fence post in the center line of the old G & L Railroad right of way; thence along the center line of said old right of way S. 70-01 W. 75 feet to an iron fence post, S. 64-58 W. 146.8 feet to an old pin, S. 52-57 W. 77 feet to an old pin, S. 49-06 W. 122.8 feet to a monument on the southeastern side of Pinckney Street, the point of beginning.

For reference to other rights herein conveyed as to rights of way in railroad see deed book 524 at page 453.

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE ) ASSIGNMENT

FOR VALUE RECEIVED, Mutual Petroleum Company, Inc., does hereby set over and transfer the within mortgage to the First Piedmont Bank & Trust Company of Greenville, South Carolina as collateral security for a loan.

IN WITNESS WHEREOF, it has hereby caused the execution and sealing of this assignment, this 20th day of December, 1974.

Witnesses:

*[Handwritten signatures]*

MUTUAL PETROLEUM COMPANY, INC.

By: *[Handwritten signature]* (Authorized Signature)

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.

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