800-1330 Page **539**

A PARTY OF THE PAR

MORTGAGE OF REAL ESTATE BY A CORPORATION-Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law,

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

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

WHEREAS, Carolina Federal Savings and Loan Association

a corporation chartered under the laws of the State of (hereinafter referred to as Mortgagor) is well and truly indebted unto Bankers Trust of South Carolina, as Trustee under the Will of Chester E. Hatch, deceased

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date hereinth, the terms of which are incorporated herein by reference, in the sum of Forty-Six Thousand Six Hundred Seventy-Three and 67/100ths

-----Dollars (\$ 46,673.67) due and payable

sixty days from date

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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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, the Mortgagoe's heirs, 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 lying and being on the northeastern side of Augusta Road and being more particularly described according to a plat entitled "Property of Carolina Federal Savings and Loan Association, Greenville, S. C." by Dalton and Neves Co., dated December, 1974, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Augusta Street at the joint front corner of property belonging to Bankers Trust of South Carolina and running thence with the northeastern side of Augusta Street N. 46-09 W. 199.9 feet to an iron pin at the intersection of Augusta Street and Jones Avenue; thence with Jones Avenue, N. 0-34 E. 141.48 feet to an iron pin at the corner of other property belonging to Bankers Trust of South Carolina, as Trustee under the Last Will and Testament of Chester E. Hatch; thence S. 46-09 E. 225.57 feet to an iron pin; thence S. 9-09 W. 125.29 feet to an iron pin, the point of beginning.

5.18.68



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 un to the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that is 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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