

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S.C.

NOV 19 1 57 PM '76  
KIMBERLY S. TAYLOR  
CLERK

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

WHEREAS, Irvine Street Realty Corp.

(hereinafter referred to as Mortgagor) is well and truly indebted unto South Carolina National Bank, whose address is Post Office Drawer 969, Greenville, S. C., 29602,

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note dated 11/19/76, the terms of which are incorporated herein by reference, and this mortgage is given to further secure the repayment of said note, which was in the original face amount of Sixty-Three Thousand Sixty-Nine and 72/100----- Dollars (\$ 63,069.72 ) due and payable

as per the terms of said note hereinabove described,

with interest thereon from 11/19/76 at the rate of 5.75 per centum per annum, 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 Greenville, being known as Lot 480 on plat of ABNEY MILLS - BRANDON PLANT recorded in the RMC Office for Greenville County, S.C., in Plats Book QQ, Page 59, and also being shown on a more recent plat entitled "Property of John Lewis Martin and Queen E. Martin", dated December 3, 1970, prepared by Carolina Surveying Company. According to said plat, this lot fronts 57 feet on the southeasterly side of Dorsey Boulevard, with a depth of 81.9 feet on one side and a depth of 114 feet on the other side, and being 65.4 feet across the rear.

This is the same property conveyed to the mortgagor by deed of Carla A. Hills, Secretary of Housing and Urban Development, of Washington, D. C., dated June 16, 1975, and recorded on June 18, 1975, in the RMC Office for Greenville County, S. C., in Deeds Book 1020, Page 7.

This mortgage is given to further secure the repayment of the note and obligation above described and does not constitute a new indebtedness.

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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