

436-624.11-1-8

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE ¹⁵²¹ ~~178~~

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, A. L. CAULDER, JR.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto NORTH CAROLINA NATIONAL BANK
P. O. Box 1000
Tryon, NC 28782

(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

THIRTY-SIX THOUSAND FIVE HUNDRED AND NO/100 Dollars (\$36,500.00) due and payable

as per the terms of the promissory note of even date herewith

with interest thereon from date at the rate of 10½ per centum per annum, to be paid:

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:

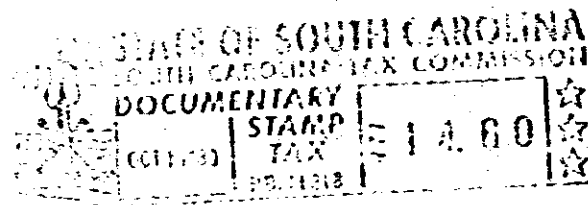
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his accounts by the Mortgagee, and also in consideration 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, Glassy Mountain Township, bounded and described by metes and bounds as follows, viz:

BEGINNING on an iron pin in the southern margin of Highway 176 (37½ feet from the center line of said Highway) at the northeastern corner of the property conveyed by C. L. Lockhart to A. R. Walden by deed recorded in Book 496 at page 341, Greenville County Registry; and running thence with the said southern margin of said Highway 176 S66-09E 268.3 feet to an old iron pin on the Greenville County-Spartanburg County line (37½ feet from the center line of said Highway 176); thence S2-14W 214 feet to an old iron pin; thence N69-20W 150 feet to an old iron pin, the southeastern corner of the certain lot conveyed by C. L. Lockhart to Lillian P. Lockhart by deed dated April 28, 1954, recorded in Book 500 at page 273, Greenville County Registry (which lot is designated as Lot 3 on the J. Q. Bruce plat dated April 17, 1954, hereinafter mentioned); thence with the line of said Lot 3 N9-13E 100 feet to a stake; thence still with the line of said Lot 3 N65-27W 142½ feet to a stake; thence still with the line of said Lot 3 S12-12W 88 feet to an old iron pin, the southwestern corner of said Lot 3; thence N60-59W 37.9 feet to a stake; thence N20-53E 58.4 feet to a stake, the southeastern corner of the above mentioned lot sold by C. L. Lockhart to A. R. Walden; thence with the line of said Walden lot N21-14E 132½ feet to the Beginning.

This being the same property conveyed to A. L. Caulder, Jr., by Deed of North Carolina National Bank to be recorded herewith.

SC10 - 0017 80 524



Together with all and singular rights, members, heritaments, 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.

0 1 7 8

4328 RV-23