

MORTGAGE OF REAL ESTATE -

MORTGAGOR'S ADDRESS: P.O. Box 2568

Greenville, S.C. 29602

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, J. V. WILLIAMS

(hereinafter referred to as Mortgagor) is well and truly indebted unto FIRST NATIONAL BANK OF SOUTH CAROLINA

(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

TWO HUNDRED THOUSAND AND NO/100 -----Dollars (\$ 200,000.00) due and payable

on April 9, 1984, with interest at 12% due at maturity.

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

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 Northwestern side of Ramseur Court, in the City of Greenville, and having, according to plat entitled, "Property of Vardry D. Ramseur, Sr.", dated January 5, 1960, prepared by Piedmont Engineering Service, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book AA, at Page 113, the following metes and bonds:

BEGINNING at an iron pin on the Northwestern side of Ramseur Court at the joint corner of the premises herein described and property now or formerly of Ramseur Fuel Oil Company and running thence with the Northwestern side of Ramseur Court, N. 24-00 W. 175.1 feet to an iron pin; thence N. 24-00 W. 114.0 feet to an iron pin in the line of property now or formerly of Greenville Municipal Airport; thence with the line of property now or formerly of Greenville Municipal Airport, N. 88-00 W. 222.5 feet to an iron pin in the line of property now or formerly of Seaboard Coast Line Railroad Company; thence with the line of property now or formerly of Seaboard Coast Line Railroad Company, S. 24-00 E. 114.0 feet to an iron pin; thence running with the line of property now or formerly of Seaboard Coast Line Railroad Company, S. 24-00 E. 272.9 feet to an iron pin at the joint corner of the premises herein described and property now or formerly of Ramseur Fuel Oil Company; thence with the line of property now or formerly of Ramseur Fuel Oil Company, N. 66-00 E. 200.0 feet to the point of beginning.

ALSO: ALL that certain piece, parcel or strip of land being sixty (60) feet wide, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, adjoining the above described premises on the Southwestern side thereof and being more particularly described as follows:

BEGINNING at a pin at the Southwestern corner of the above described premises and running thence S. 66-00 W. 60 feet to a point; thence N. 24-00 W. 432 feet, more or less, to a point in the Southern property line of Greenville Municipal Airport; thence with the line of said Greenville Municipal Airport Property, S. 88-00 E. 75 feet, more or less, to an iron pin; thence with the line of the premises hereinabove described, S. 24-00 E. 386.9 feet to the point of beginning.

This is the identical property conveyed to the Mortgagor by deed of Universal Manufacturing And Supply Company, Inc. as recorded in the R.M.C. Office for Greenville County in Deed Book 1029, at Page 538 on December 31, 1975.

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 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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