

State of South Carolina

COUNTY OF GREENVILLE

AUG 17 2 15 PM 1956

WELIE FARNSWORTH
R.M.C.

GREER GAS & APPLIANCE COMPANY, INC.

SENDS GREETING:

WHEREAS the said Greer Gas & Appliance Company, Inc., a corporation chartered under the laws of the State of South Carolina, and having its principal place of business at Greer, South Carolina in and by its certain promissory note in writing, of even date with these presents is well and truly indebted to Wachovia Bank and Trust Company

in the full and just sum of Twenty Thousand and No/100ths (\$ 20,000.00) DOLLARS, to be paid at Charlotte, N. C., together with interest thereon from date hereof until maturity at the rate of four & one-half (4½%) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 15th day of August, 1956, and on the 15th day of each month of each year thereafter the sum of \$ 207.28, to be applied on the interest and principal of said note, said payments to continue up to and including the 15th day of June, 1966, and the balance of said principal and interest to be due and payable on the 15th day of July, 1966; the aforesaid monthly payments of \$ 207.28 each are to be applied first to interest at the rate of four & one-half (4½%) per centum per annum on the principal sum of \$ 20,000.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each monthly payment shall be applied on account of principal.

All installments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any installment or installments, or any part hereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due, at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity should be placed in the hands of an attorney for suit or collection, or if before its maturity, it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including (10%) per cent, of the indebtedness as attorneys' fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That the said Greer Gas & Appliance Company, Inc.

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Wachovia Bank and Trust Company according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to

the said Greer Gas & Appliance Company, Inc. in hand and truly paid by the said Wachovia Bank and Trust Company

at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said WACHOVIA BANK AND TRUST COMPANY:

All that piece, parcel or lot of land with all buildings and improvements thereon or to be hereafter constructed, situate, lying and being in Chick Springs Township, Greenville County, State of South Carolina, approximately 1½ miles West from the Town of Greer, South Carolina, on the South side of the Piedmont & Northern Railroad and West from the Buncombe Road, and having according to a plat prepared by H. S. Brockman, Registered Surveyor, dated November 19, 1955, revised August 1, 1956, entitled "Property of Greer Gas & Appliance Co., Inc." and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book KK at page 39 the following metes and bounds:

BEGINNING at an iron pin on the Southern edge of the right of way of the Piedmont & Northern Railroad on the line of the property now or formerly of the I.P. Few Estate, and running thence with the line of the Few property N. 60-30 E. 881 feet to an iron pin in the line of property now or formerly of W. P. Dillard; thence with the Dillard property N. 29-30 W. 198.4 feet to an iron pin on the Southern edge of the right-of-way of the Piedmont & Northern Railroad; thence with the Southern edge of said right-of-way S. 47-49 W. 903 feet to the beginning corner.

ALSO:

All of the right, title and interest of the mortgagor herein in and to a strip of land 20 feet wide lying in a Northeasterly direction from the above described tract and being parallel to the Southern edge of the right-of-way of the Piedmont & Northern Railroad, and having according to the
(over)