

MORTGAGE OF REAL ESTATE BY A CORPORATION
Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

State of South Carolina }
COUNTY OF GREENVILLE }

To All Whom These Presents May Concern: HARTNESS, INC.

(herein called mortgagor) SENDS GREETING:

WHEREAS, the said mortgagor, HARTNESS, INC.

a corporation chartered under the laws of the State of South Carolina, is well and truly indebted

to the mortgagee in the full and just sum of Three Hundred Thousand and No/100 (\$300,000.00)

Dollars, in and by its certain promissory note in writing, of even date herewith, due and payable with interest thereon from date hereof until maturity at the rate of six (6%) per cent per annum; the principal and interest payable at The Peoples National Bank, 100 West Washington Street, Greenville, South Carolina, as follows, namely:

Interest only shall be payable on the first day of July, 1968, and on the first day of October, 1968; thereafter beginning on the first day of January, 1969, and on the first day of each third month thereafter the sum of Seventeen Thousand, Four Hundred, Seventy Five Dollars (\$17,475.00) and the balance of said principal sum due and payable on the first day of October, 1973.

The aforesaid payments which will commence on January 1, 1969, are to be applied first to interest at the rate of six (6%) per cent per annum on the principal sum, or so much as shall from time to time remain unpaid, and balance of each installment shall be applied on account of principal.

~~with interest from~~XX~~at the rate of~~

~~percentum until paid~~ interest to be computed and paid

~~until paid in full~~ all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, 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 ten per cent of the indebtedness as attorney's fee, 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 mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee, according to the terms of said note, and also in consideration of the further sum of Three Dollars to the said 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 said

THE PEOPLES NATIONAL BANK, GREENVILLE, SOUTH CAROLINA, ITS SUCCESSORS AND ASSIGNS:

All that certain piece, parcel or tract of land, situate, lying and being in the County of Greenville, State of South Carolina, in Paris Mountain Township on the northwest side of State Park Road and on both sides of Crestwood Drive, containing 24.52 acres, exclusive of road rights of way, and having the following metes and bounds according to a survey and plat made by Piedmont Engineers & Architects, September 28, 1965, to-wit:

Beginning at the center of the intersection of State Park Road and Crestwood Drive and running thence along the center of Crestwood Drive N. 24-15 W. 163.48 feet to an iron pin; thence N. 28-20 W. 177.28 feet; thence N. 33-25 W. 130 feet; thence with the line of Church property S. 60-39 W. 350 feet; thence N. 56-35 W. 173 feet to old iron pin; thence N. 56-35 W. 235.45 feet; thence N. 56-35 W. 33.45 feet to old iron pin; thence N. 80-15 W. 490.32 feet to old iron pin; thence N. 5 W. 500 feet to old iron pin; thence S. 81-50 E. 2251.88 feet to old iron pin; thence S. 81-50 E. 37.02 feet to point in center of State Park Road; thence along center of said road S. 38-34 W. 221.38 feet; thence still with center of said road S. 42-47 W. 319.34 feet; thence still with the center of said road S. 47-53 W. 167.88 feet; thence still with center of said road S. 55-57 W. 237.88 feet; thence still with center

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