

GREENVILLE CO. S. C.

BOOK 1170 PAGE 659

HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAPMAN & BROWN, P. A., 307 PETTIGRU STREET/GREENVILLE, S. C. 29603
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, FRONTIER ELECTRONICS, INC.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto CAINE REALTY & MORTGAGE COMPANY, INCORPORATED,

(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 Five Thousand Six Hundred Seventy-one and No/100---- Dollars (\$ 5,671.00) due and payable

six (6) months from date,

with interest thereon from date at the rate of 9 per centum per annum, to be paid: semi-annually.

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 piece, parcel or lot of land situate, lying and being on the Northeastern side of U. S. Highway No. 25 (Poinsett Highway) near the intersection thereof with an access road to the Old Buncombe Road in Paris Mountain Township, Greenville County, South Carolina, being shown and designated as a portion of the property of the James C. Jannino Estate on a plat recorded in the RMC Office for Greenville County, S. C.; in Plat Book TT, page 85, and being shown as Lot No. 3 on a Plat of the Property of Frontier Electronics, Inc., made by Jones Engineering Services, dated November 2, 1965, revised July, 1970, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northeastern side of the right of way of U. S. Highway No. 25 at the corner of property conveyed by the Mortgagee to the Mortgagor by deed recorded in Deed Book 857, page 263, and shown in Plat Book ZZZ, page 63, and running thence along the common line of Mortgagor and Mortgagee, N. 13-45 E., 362 feet crossing a 20-foot access alley to an iron pin on Avalon Estates Subdivision; thence along the line of said property and with the Northeastern side of said 20-foot alley, S. 52-50 E., 100 feet to an iron pin; thence a new line, S. 13-45 W., 365 feet to an iron pin on U. S. Highway No. 25; thence along the Northeastern side of said Highway, N. 51-17 W., 101.2 feet to an iron pin, the point of beginning.

The within mortgage is a purchase money mortgage.

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