

MORTGAGE OF REAL ESTATE - Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.
 GREENVILLE 100-9-6

STATE OF SOUTH CAROLINA) 2 04 PM '71
 COUNTY OF GREENVILLE) OLLIE FARNSWORTH
 R. M. C.

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: Universal Plastics, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto School District of Greenville County,

(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 SEVEN THOUSAND FIVE HUNDRED and NO/100-----

----- Dollars (\$ 7,500.00) due and payable

twelve (12) months from date hereof,

with interest thereon from date at the rate of eight (8) 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, near the City of Greenville and located on the northwestern side of the White Horse Road Extension and the property being what was formerly known as the Old East Gantt School Property and according to a survey by Carolina Engineers, dated October, 1970, having the following metes and bounds, to-wit:

BEGINNING at a point on the northwestern side of White Horse Road Extension at a point 1,097.3 feet northeast of Donaldson Road and running thence with property now or formerly of Jones, N. 29-27 W., 371.8 feet to a point in property now or formerly owned by Albert Q. Taylor; thence with the Taylor line, N. 85-20 E., 721.9 feet to an iron pin; thence S. 18-22 E., 181.0 feet to an iron pin on the northwestern side of White Horse Road Extension; thence with said White Horse Road Extension, S. 70-28 W., 630 feet to an iron pin, the point of beginning, and containing 4.13 acres, more or less.

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.