

JAN 28 4 14 PM '77

STATE OF SOUTH CAROLINA } OLLIE FARNSWORTH
COUNTY OF GREENVILLE } R. M. C. MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: INTEX PRODUCTS CORPORATION

(hereinafter referred to as Mortgagor) SEND (S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto **E. Don Rott and Karen K. Rott** (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 **One Hundred Forty Thousand and No/100-----DOLLARS (\$140,000.00)** with interest thereon from date at the rate of **7** per centum per annum, said principal and interest to be repaid as follows:

in five (5) equal annual installments of \$28,000.00 each, the first installment due one year from date and each subsequent installment due on the same date of each year thereafter until paid in full.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

ALL that piece, parcel or tract of land in Greenville County, State of South Carolina, being shown and designated as Property of Kingroads Development Corporation by Piedmont Engineers and Architects dated February 29, 1964, as revised, and having according to said Plat the following metes and bounds:

BEGINNING at an iron pin on the northern side of North Kings Road at the joint front corner of property now or formerly of B. T. Bootle, and running thence with the Bootle line N. 25-36 W. 450 feet to an iron pin in line of property now or formerly of Paramount Park; thence with Paramount Park line N. 64-24 E. 300 feet to an ironpin; thence S. 25-36 E. 450 feet to an iron pin on North Kings Road; thence with said North Kings Road S. 64-24 W. 300 feet to point of beginning. This tract contains 3.10 acres, more or less.

This property is conveyed subject to the following restrictions:

1. The set-back line for any building constructed on this property shall be 30 feet from the street.
2. Before any building is constructed upon this property the grantee shall be required to submit plot plans and building plans to Kingroads Development Corporation, its successors and assigns, for approval. If approval or disapproval is not given within 30 days after plot and building plans have been submitted, grantee shall have the right to go ahead and construct the building thereon.

This property is also conveyed subject to right of way for sanitary sewer line, which runs across the front of this property.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

SATISFIED AND CANCELLED OF RECORD
7th DAY OF Sept 1976
Dannie J. Hankins
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:26 O'CLOCK A. M. No. 6551

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 41 PAGE 367