

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

CONNIE S. TAYLOR
R.S.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, RALPH LEE CONSTRUCTION CORP. , a corporation organized and existing under the laws of the State of South Carolina. (hereinafter referred to as Mortgagor) is well and truly indebted unto The South Carolina National Bank

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, in the sum of: Forty Thousand Five Hundred Twenty-One and 60/100-----Dollars (\$ 40, 521. 60) due and payable as provided for under the terms and conditions of said note, which are incorporated herein by reference and made a part hereof as though they set forth herein, with interest thereon from date at the rate of 7 per centum per annum, to be paid as provided for in said note; and,

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 tract of land, together with buildings and improvements now or hereafter constructed thereon, situate, lying and being on the Southern side of Engineer Street near Old Augusta Road, in Gantt Township, Greenville County, South Carolina, being shown as a portion of the Industrial & Warehouse District of Donaldson Center, on a plat made by H. C. Clarkson, RLS, dated June 28, 1967, and recorded in the RMC Office for Greenville County, S. C., in Plat Book TTT, page 37 and being shown on a more recent plat entitled "Survey of a Tract of Land Proposed for Sale to Ralph Lee Construction Corporation" made by H. C. Clarkson, RLS, dated October 25, 1967, and having, according to the latter plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Engineer Street, said iron pin being located 185 feet from the intersection of the right of way of Engineer Street with Old Augusta Road, and running thence S. 17-26 W., 264.24 feet to an iron pin on an access alley; thence along said access alley, N. 67-27 W. 277.7 feet to an iron pin at the corner of property owned by Union Carbide; thence along the line of said property, N. 21-02 E., 259.25 feet to an iron pin on the cul de sac of Engineer Street; thence with the Southern side of the cul de sac of Engineer Street, the chord of which is S. 24-08 E., 68.9 feet and N. 75-06 E., 60 feet to an iron pin on said Street; thence along the Southern side of Engineer Street, S. 72-35 E., 163.85 feet to an iron pin, the beginning corner.

The mortgagor herein covenants and agrees to furnish each year during the term of this mortgage and the note which the same secures a profit and loss statement and balance sheet, prepared in accordance with accepted accounting practices covering the mortgagor corporation, which profit and loss statement and balance sheet shall be furnished within 90 days following the end of each fiscal year of the mortgagor.



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

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