

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: M & K Properties, a South Carolina partnership consisting of Lawrence E. McNair and Larry F. Klang (hereinafter referred to as Mortgagor) SEND (S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto First Piedmont Bank and Trust Co. (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 Thousand and One and No/100-----DOLLARS (\$ 100,001.00) with interest thereon from date at the rate of 10 per centum per annum, said principal and interest to be repaid as follows:

Principal balance and all accrued interest due and payable on April 3, 1976.

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 certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina, as shown on a plat prepared by Piedmont Engineers, Architects & Planners, recorded in the RMC Office for Greenville County in Plat Book 5N at Page 56, consisting of 15.02 acres, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern right-of-way of Old Spartanburg Road (S. C. No. S-94) being the radius pin for the new Haywood-Howell Road (S-273); thence running along the Eastern right-of-way of said New Road (S-273) N 63-02 W 18.75 feet to an iron pin on said right-of-way; thence continuing with said right-of-way the following courses and distances: N 10-50 W 42.65 feet to an iron pin, thence N 9-21 W 48.95 feet to an iron pin, thence N 7-51 W 48.95 feet to an iron pin, thence N 6-19 W 51.90 feet to an iron pin, thence N 5-31 W 772.0 feet along said right-of-way of said New Road (S-273) to an iron pin being the corner of other property of T. C. Vaughn, thence leaving said right-of-way and running with the line of T. C. Vaughn's Property S 89-52 E 970.16 feet to an iron pin, at the corner of said property of T. C. Vaughn and other property now or formerly belonging to Jack E. Shaw; thence with the line of the Shaw Property S 31-03 E 92.0 feet to an iron pin at the corner of said Shaw Property and certain property now or formerly owned by Frank G. & Lois Fine, thence with the Fine line S 38-24 W 5.05 feet to an iron pin on Fine's line, thence along the line of Tracts of property now or formerly owned by Frank G. & Lois Fine, W. E. Caldwell, and O. F. Neal, Sr., respectively, S 40-12 W 189.60 feet to a 24' oak tree at one corner of said property of O. F. Neal, Sr.; thence continuing along the line of O. F. Neal, Sr. and the line of a tract now or formerly owned by Thelma K. Eshleman S 26-58 W 359.68 feet to an iron pin on the line of the property of Eshleman; thence continuing with the Eshleman line S 3-07 W 143.64 feet to an iron pin on the northern right-of-way of Old Spartanburg Road (S. C. No. S-94); thence along said right-of-way S 65-34 W 661.09 feet to an iron pin, the point of beginning.

(CONTINUED ON BACK)

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.

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