

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED 194/ 118

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
JUN 11 1964
R.M.C.

WHEREAS, George R. Wilkinson, Jr., as Executor of the Will of George R. Wilkinson, Sr., decsd. and the Estate of George R. Wilkinson, Sr. (hereinafter referred to as Mortgagor) is well and truly indebted unto First Citizens Bank and Trust Company of South Carolina, its successors and assigns forever,

(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

TWENTY FIVE THOUSAND AND NO ONE HUNDRETHS----- Dollars (\$ 25,000.00) due and payable 365 days from date.

with interest thereon from date at the rate of 14% 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:

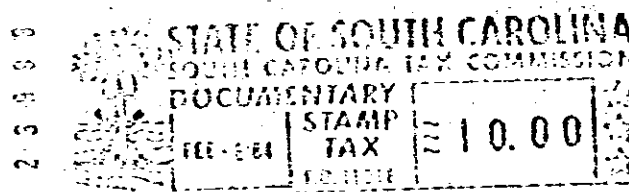
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of GREENVILLE, CITY OF GREENVILLE:

ALL that piece, parcel or tract of land, containing 6.0 acres, more or less, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, and having according to plat prepared by C. C. Jones, C. E., dated July 10, 1963, entitled "Property of Table Rock Realty Co." and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book EEE at page 171, the following metes and bounds: BEGINNING at an iron pin on the Eastern side of Woodlark Street at the Northwestern corner of the premises herein described and at the corner of property now or formerly of Wood, and running thence with the Eastern side of Woodlark Street S 35-07 E 106 feet to an iron pin; thence continuing with the Eastern side of Woodlark Street S 39-07 E 303.8 feet to an iron pin on the Northern edge of the right of way for Interstate Highway 385; thence with the Northern edge of the right of way for the said Interstate Highway 385, the following courses and distances: S 85-57E 82.4 feet to an iron pin, thence N 85-03 E 101 feet to an iron pin, thence N 86-43 E 100 feet to an iron pin, thence N 80-33 E 130.5 feet to an iron pin; thence with the line of property now or formerly of Hughes N 55-23E 164.4 feet to an iron pin; thence continuing with the line of the said Hughes property S 36-27 E 69.1 feet to an iron pin on the Northern edge of the right of way for Interstate Highway 385; thence with the Northern edge of the right of way for the said Interstate Highway 385 the following courses and distances: N 68-10 E 150 feet to an iron pin, thence N 63-05 E 148 feet to an iron pin; thence N 36-22W 335 feet more or less to a point; thence S 55-13 W 25 feet, more or less, to an iron pin; thence S 55-13 W 340.3 feet to an iron pin; thence S 73-21 W 109 feet to an iron pin; thence N 77-42 W 60 feet to an iron pin; thence N 68-00W 221.9 feet to an iron pin; thence N 82-45 W 151 feet to an iron pin; thence S 74-51 W 92.6 feet to the point of beginning.

ALSO, all of the mortgagor's right, title and interest in and to a perpetual easement for a private road over property now or formerly of J. B. Smith and Sadie S. Smith leading in a northwesterly direction from the northernmost edge of said six acre tract to Lowndes Hill Road, measuring 25 ft. by 174 feet and being shown on the above plat.

Being part of the property conveyed to the mortgagor by deed of Table Rock Laboratories, Inc. recorded in Deed Book 876, Page 443 on September 26, 1969.

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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.

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.

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