

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

TERMINAL WAREHOUSE CORPORATION

the Mortgagor, in the State aforesaid send greetings: hereinafter called

WHEREAS, the said mortgagor is truly indebted unto PILOT LIFE INSURANCE COMPANY, a corporation organized and existing under the laws of North Carolina, in the principal sum of Eighty Thousand and no/100 (\$80,000.00) Dollars,

for money loaned as evidenced by promissory note dated this day and maturing as follows: \$2,000.00 on September 1, 1961, \$2,000.00 on December 1, 1961, and \$2,000.00 on the 1st day of each March, June, September and December thereafter to and including March 1, 1971, and on June 1, 1971, the entire unpaid balance of said principal sum, together with all accrued interest, shall be due and payable.

Mortgagor to furnish mortgagee with copy of annual audit within ninety (90) days of end of each fiscal year.

with interest thereon until paid at 6 per cent. per annum from date on the whole amount of said principal sum remaining unpaid from time to time, which interest shall be payable quarterly ~~monthly~~ both principal and interest being payable in lawful money of the United States of the present standard of weight and fineness, to PILOT LIFE INSURANCE COMPANY, at its office near Greensboro, North Carolina or at such other place as the holder of the note may designate in writing, and whereas both principal and interest are to be secured by this conveyance, as will more fully appear by reference to said note.

NOW, KNOW ALL MEN BY THESE PRESENTS, That the said mortgagor in consideration of the said debts and sums of money aforesaid and for the better securing the payment thereof and also to secure the payment of any other sums advanced to said mortgagor under the terms and provisions of this mortgage as hereinafter set forth together with interest thereon, to the said PILOT LIFE INSURANCE COMPANY according to the condition of said note, and also in consideration of the further sum of Three Dollars to the said mortgagor in hand well and truly paid by the said PILOT LIFE INSURANCE COMPANY, 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 said PILOT LIFE INSURANCE COMPANY its successors or assigns the following described property situated in the

County of Greenville, State of South Carolina:

ALL that piece, parcel and tract of land containing 8 acres, more or less, lying on the Northeast side of the White Horse Road, in Gantt Township, Greenville County, State of South Carolina, shown on a plat of property of Sunie H. Smith, et al, prepared by R. K. Campbell, Registered Surveyor, on August 26, 1960, recorded in the R.M.C. office for Greenville County, S. C., in Plat Book UU, Page 81, and a more recent plat of property of Terminal Warehouse Corporation prepared by R. K. Campbell, Registered Surveyor, on May 8, 1961, and recorded in the R.M.C. office for Greenville County, S. C., in Plat Book VV, Page 95, and having according to said plats the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeast side of White Horse Road at corner of property now or formerly of Hollingsworth, and running thence N. 60-58 1/2 E. 873.9 feet to an iron pin; thence S. 29-01 E. 400 feet to an iron pin; thence S. 60-58 1/2 W. 861 feet to an iron pin in the Northeast side of White Horse Road; thence along the said White Horse Road, the following courses and distances: N. 32-53 W. 208.64 feet to an iron pin; thence N. 28-39 W. 191.9 feet to the point of beginning.

Being the same property conveyed to the Mortgagor herein by Viola H. Milling by deed dated September 13, 1960, and recorded on September 20, 1960 in the R.M.C. office for Greenville County in Deed Book 659, Page 244.

together with all the easements, ways, rights, privileges and appurtenances to the same belonging, including but not limited to all and singular the buildings and improvements now and hereafter thereon, and together also with all shades, screens and screening, awnings, plants, shrubs, and landscaping, elevators, plumbing material, gas and electrical fixtures and equipment, and all heating, cooling, and lighting fixtures, equipment, and or apparatus now or hereafter attached to or used in connection with said premises, all of which shall be deemed realty and conveyed by this mortgage, and all rents, issues and profits which may arise or be had from any portion or all of said premises.