

MORTGAGE OF REAL ESTATE BY A CORPORATION  
 Offices of Kondrick, Stephenson & Johnson, Attorneys at Law, Greenville, S. C.  
 GREENVILLE CO. S. C.

State of South Carolina  
 COUNTY OF GREENVILLE GREENVILLE

MAR 8 12 17 PM 1958  
 CLERK OF COURTH

To All Whom These Presents May Concern:

Fountain Inn-Simpsonville Enterprizes, Inc. (herein called mortgagor) SENDS GREETING:

WHEREAS, the said mortgagor, Fountain Inn-Simpsonville Enterprizes, Inc.

a corporation chartered under the laws of the State of South Carolina, is well and truly indebted

to the mortgagee Southern Bank and Trust Company, Greenville, S. C.

in the full and just sum of Thirty-Seven Thousand Five Hundred and No/100 (\$37,500.00)

Dollars, in and by its certain promissory note in writing, of even date herewith, due and payable as set forth in note of even date herewith.

with interest from date, at the rate of seven (7%) percentum until paid; interest to be computed and paid monthly

until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of its interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses, including ten per cent of the indebtedness as attorney's fee, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That the said mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee, according to the terms 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 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 said Southern Bank and Trust Company, Greenville, S. C., its successors and assigns forever:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the easterly side of U. S. Highway 276 in Fairview Township between the Towns of Simpsonville and Fountain Inn and being known as Tract No. 2 on plat made by T. C. Adams, dated May 9, 1956 and recorded in the RMC Office in Plat Book BB, page 193, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of U. S. Highway 276, said iron pin being 115.3 feet from the corner of the grantor's property and that of Pierce Boling Estate property and running thence N 55-17 E 193.4 feet to an iron pin; thence N 34-43 W 115 feet to an iron pin; thence N 55-17 E 330 feet to an iron pin; thence S 34-43 E 330 feet to an iron pin; thence S 55-17 W 330 feet to an iron pin; thence N 34-43 W 115 feet to an iron pin; thence S 55-17 W 187.9 feet to an iron pin on the eastern edge of said U. S. Highway 276 right of way; thence N 38-07 W 100.2 feet along said U. S. Highway 276 right of way to an iron pin being the point of beginning.

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 E. M. C. FOR GREENVILLE COUNTY, S. C.  
 AT 10:22 O'CLOCK A. M. 6934

FOR SATISFACTION TO THIS MORTGAGE SEE  
 SATISFACTION BOOK 77 PAGE 76