

MAR 5 4 55 PM '74  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE S. T. WALKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE BY A CORPORATION  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Continental Southern Industries, Inc.

a corporation chartered under the laws of the State of South Carolina (hereinafter referred to as Mortgagor) is well and truly indebted unto

Meadors Manufacturing Company, Inc.

(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 Sixty-Four Thousand Five Hundred and no/100-- Dollars (\$ 164,500.00 ) due and payable

with interest thereon from Nov. 1, 1973 at the rate of seven per centum per annum, to be paid: Interest only, until November 1, 1977; thereafter payments in the sum of \$2,000.00, including principal and interest, monthly, until paid in full.

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:

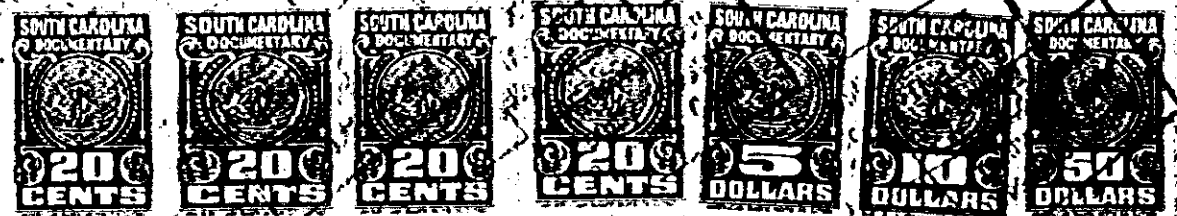
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, the Mortgagee's heirs, 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, Greenville Township, on the east side of Buncombe Road (U. S. Highway No. 25), and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the east side of said Buncombe Road at the northwest corner of property now or formerly owned by Elise Ramey, and running thence with line of Ramey property N. 87-10 E. 267.3 feet to point in center of Cherrydale Drive; thence along the center of said drive S. 3-33 E. 112.7 feet; thence along Davis Drive S. 74-23 E. 161 feet; thence S. 50-50 E. 139 feet; thence S. 87-03 E. 174 feet; thence N. 71-12 E. 236 feet; thence S. 71-27 E. 119 feet; thence S. 8-19 E. 132 feet to point on the west side of Furman Hall Road; thence along the west side of said road N. 29-54 E. 260 feet; thence still along said road N. 31-20 E. 152 feet, more or less, to iron pin; thence N. 79-48 W. 654.7 feet; thence due west 731.9 feet to a point on the east side of said Buncombe Road; thence along the east side of said Buncombe Road S. 3-04 E. 144.4 feet to beginning corner. Less, however, that portion of the property hereinabove described conveyed to Piedmont and Northern Railway Company by deed dated August 23, 1949, recorded in the RMC Office for Greenville County in Deed Book 426, Page 220.

ALSO, all of its right, title and interest to the rights and easements over the adjoining tract of land to construct and maintain a side track from the main line of Piedmont and Northern Railway, acquired by deed from Southern Margarine Co., Inc. in Deed Book 233, Page 311, and also reserved in deed of P. D. Meadors and M. M. Meadors to Southern Margarine Co., Inc., recorded in Deed Book 215, Page 78; and all of its right, title and interest to the rights and easement in a driveway between the property of the grantor and property now or formerly of Southern Margarine Co. acquired by instrument recorded in Deed Book 284, Page 285.

The mortgagor shall be entitled to a release from the lien of the within mortgage on a portion of the property above described pursuant to the terms of that certain Agreement between the parties hereto dated as of October 31, 1973, which terms are incorporated herein by reference.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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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