

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

WHEREAS, Mu-Wi, Inc.

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

First Piedmont Bank and Trust Company,

(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

Thirty One Thousand and no/100-----

Dollars (\$31,000.00) due and payable

February 3, 1975

with interest thereon from date at the rate of nine per centum per annum, to be paid: quarterly

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

All those pieces, parcels or lots of land situate, lying and being in the State of South Carolina Greenville County, in Gantt Township, being shown as and known as Lots Nos. 2, 3, 11 and 16 on a plat of property entitled "Plat of Property of Albert Taylor" Gantt Township, Greenville County, S. C. dated October 15, 1954 by Terry T. Dill, Registered CE & LS No. 104, recorded in the RMC Office for Greenville County in Plat Book HH at page 173 and having such metes and bounds as appear thereon. Lots 2 and 3 lying on the West side of a 25 foot street fronting generally north and south between Spring Brook Drive and Pine Crest Drive, lot 11 fronting on the north side of a cul de sac on Spring Brook Drive, having such metes and bounds as will appear by a more accurate survey and Lot No. 16 lying on the north side of Spring Brook Drive.

ALSO all those pieces, parcels or lots of land lying on the south side of White Horse Road Extension being shown as and known as Lots Nos. 21 and 22 on a plat of the property entitled "Survey of Albert Taylor Property" near Greenville, S. C., dated August 31, 1964 by Carolina Engineering and Surveying Company and recorded on October 21, 1964 in the RMC Office for Greenville County in Plat Book BB at page 29 and having such metes and bounds as appear thereon.

ALSO all those two pieces, parcels or lots of land shown as and known as Lots Nos. 2 and 7-A on the south side of Spring Brook Drive on a plat of property entitled "Plat of Lots of Albert Taylor" Gantt Township, Greenville County, S. C. by Terry T. Dill, Registered CE & LS No. 104 recorded in Plat Book LL at page 55 on August 17, 1956 and having such metes and bounds as appear thereon. Each of these lots having been acquired by the deed of Kathryn A. Taylor to Mortgagee.



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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