MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE } MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Threatt-Maxwell Enterprises, Inc.

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto First Piedmont Bank & Trust Company Pelham Pointe' a (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of the partnership dated May 11, 1973 and whereas mortgagee has made a further advance from the principal amount of said note in the sum of Twenty Thousand Two Hundred Five and no/100ths ($20,205.00) pursuant to the terms of said note and whereas this sum shall bear interest pursuant to said note and principal and interest shall be unpaid pursuant to said note.

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, on Pelham Road, being shown according to a plat prepared by Piedmont Engineers, dated January 16, 1974, having the following metes and bounds, to-wit:

BEGINNING at the point of intersection of Pelham Road and the present Lowndes Hill Road and running thence S 48-55 W 5 feet; thence N 83-16 W 40 feet; thence N 68-10 W 285 feet; thence N 84-44 W 96.93 feet; thence N 83-16 E 316.31 feet to a point on the west side of Pelham Road; thence with the west side of said Road, S 22-14 E 13.8 feet; thence S 27-12 E 50.5 feet; thence S 30-57 E 55 feet; thence S 36-12 E 60.7 feet to the point of beginning.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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