

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, QUALITY BUILDERS SUPPLY & HARDWARE CO., INC.

hereinafter referred to as Mortgagor, is well and truly indebted unto THE SOUTHERN 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 THOUSAND AND NO/100--  
----- Dollars \$ 30,000.00 due and payable

on demand,

(9.0)

with interest thereon from date at the rate of nine/100 per centum per annum to be paid quarterly, on the first day of each calendar quarter hereafter on the balance of funds outstanding.

WHEREAS the Mortgagor may hereafter become indebted to the 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, in the Town of Fountain Inn, and being more fully described in accordance with plat made by Madison H. Woodward, May, 1964, recorded in the R. M. C. Office for Greenville County in Plat Book HHH, at Page 27, and being described accordingly, to-wit:

BEGINNING at an iron pin on the western side of a sixteen (16) foot alley 252 ft. from the intersection of said alley with Fairview St. and running thence along said alley S. 41-30 E. 50 ft. to an iron pin; thence S. 52-45 W. 21.7 ft. to an iron pin; thence S. 41-30 E. 32.5 ft. to iron pin; thence N. 87 W. 62 ft. to iron pin; thence S. 36 W., 27 ft. to iron pin; thence N. 61-30 W. 55 ft. to an iron pin; thence N. 52-45 E. 110 ft. to iron pin, being the point of Beginning.

This is the same property conveyed to the Mortgagor by Deed to be recorded in the R. M. C. Office for Greenville County of even date herewith.

Also, ALL that piece, parcel or lot of land lying, being and situate in the County of Greenville, State of South Carolina, Fairview Township, and in the Town of Fountain Inn, with the following metes and bounds, to-wit:

BEGINNING at a point on alley, Depot Street, said alley or street running into Fairview St., being on the southeast corner of another Lot this date conveyed by the Grantor to the Grantee herein, and running along said line, S. 52-3/4 W. 24-1/2 ft. to stone; thence S. 41-1/2 E. 33 ft. to a stone, Atlantic Coast Line Railroad property, formerly C. & W. C. property; thence along said railroad property S. 87 E. 33 ft. to stone; thence N. 41-1/2 W. 53 ft. to the beginning corner.

This is the same property conveyed to the Mortgagor by Deed to be recorded in the R. M. C. Office for Greenville County of even date herewith.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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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