

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE, S. C.  
NOV 12 12 15 PM '76  
RECORDED

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JETMAR Company, a partnership

hereinafter referred to as Mortgagee is well and truly indebted unto Southern Bank & Trust Company

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Two Hundred Fifty Three Thousand

Dollars (\$ 253,000.00) due and payable

in full on or before October 31, 1976.

with interest thereon from date at the rate of 10% per centum per annum, to be paid in full on or before October 31, 1976.

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

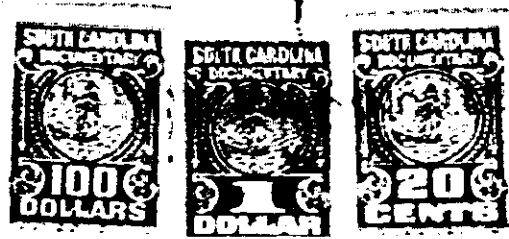
NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagee 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.

ALL that certain piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, on the southern side of a 30 ft. road leading from the Ashmore Branch Road and being shown as Tract B on Plat of Property prepared for Terry Construction Co., Inc, dated January 14, 1974, prepared by Morgan and Applewhite Engineering Associates, Anderson, S. C., and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of the 30 ft. road leading from the Ashmore Branch Road, said point being S.62-09 W. 261.61 ft. from the joint property line of property now or formerly Southeastern Sprinkler Co., Inc. and Terry Properties, a partnership, and running thence with a joint line of property of Terry Properties, a partnership, S.27-51 E. 348.40 ft. to an iron pin and the property line for the right-of-way for the Southern Railway System lead tract and running thence with said right-of-way S.62-09 W. 190.33 ft. to a point; thence N.27-51 W. 348.40 ft. to a point in the center of the 30 ft. road leading from the Ashmore Branch Road and thence running with the center of said 30 ft. road N.62-09 E. 190.33 ft. to an iron pin, the point of beginning.

ALSO: Together with a nonexclusive easement for ingress and egress in and to the above described property, 30 feet in width, running from the northwestern corner of the Mortgagee's property on Ashmore Branch Road and being more particularly described and shown on the above mentioned plat as a 30 ft. road.



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 Mortgagee 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

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