

GREENVILLE CO. S. C.

Feb 20 4 30 PM '77

RECORDED

MORTGAGE OF REAL ESTATE—Office of Love, Thomas, Arnold & Thomason, Attorneys at Law, Greenville, S. C. R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Blake P. Garrett, David H. Garrett, Walter W. Goldsmith and William R. Timmons, Jr.,
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto 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 One Hundred Thousand and

No/100ths (\$100,000.00)-----DOLLARS (\$100,000.00), with interest thereon from date at the rate of 8-1/2 per centum per annum, said principal and interest to be repaid: payable \$5,000.00 of principal quarterly together with interest at the rate of 8-1/2% with the balance remaining at the end of three (3) years from date being due and payable in one installment at that time.

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 the northeastern side of Industrial Drive, being shown and designated as a portion of Pleasantburg Industrial Park on a plat thereof made by Piedmont Engineering Service, dated January, 1962, and recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book BBB, page 173, and having according to a more recent plat thereof prepared by Piedmont Engineers & Architects, entitled PROPERTY OF WALTER W. GOLDSMITH, ET AL, dated August 15, 1966, recorded in the R.M.C. Office for said County and State in Plat Book NNN, page 13, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northeastern side of Industrial Drive at the common front corner of property now or formerly owned by W. Gordon McCabe and now occupied by Southeastern Injection Moulding, and running thence along the line of said property, S 75-05 E 200 feet to an iron pin on the line of property owned by Sullivan Hardware Company; thence along the line of Sullivan Hardware Company, N 14-55 E 100 feet to an iron pin; thence N 75-05 W 200 feet to an iron pin on Industrial Drive; thence along the northeastern side of Industrial Drive, S 14-55 W 100 feet to an iron pin, the beginning corner.

ALSO: ALL that piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being on the eastern side of Industrial Drive, in Greenville County, S. C., being shown as a portion of PLEASANTBURG INDUSTRIAL PARK, adjoining the immediately preceding described property on the north and having according to a plat of Pleasantburg Industrial Park prepared by Piedmont Engineering Service, revised July, 1969, the following metes and bounds, to wit:

BEGINNING at an iron pin on the eastern side of Industrial Drive at the (continued on back)

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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