

FILED
GREENVILLE CO. S. C.

JUN 21 2 57 PM '71

OLLIE FARNSWORTH
R. M. C.

BOOK 74 PAGE 386

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First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Palmetto Industrial Corporation (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (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 Sixty Thousand and No/100

DOLLARS (\$ 60,000.00), with interest thereon as provided in said promissory note, said prin-

cipal and interest at an iron pin on the northern side of Wade Hampton Boulevard, 160 feet from the intersection of Beverly Lane and Wade Hampton Boulevard, and running thence N. 37-34 W. 160 feet to an iron pin; thence S. 52-26 W. 168 feet, more or less, to an iron pin at University Park Motel Property; thence along the University Park Motel Property, S. 20-13 E. 24 feet, more or less, to an iron pin; thence S. 4-11 W. 31-2 feet to an iron pin; thence S. 27-10 W. 29-7 feet to an iron pin; thence N. 52-26 E. 125 feet to an iron pin; thence S. 2-3 E. 08.7 feet to an iron pin on Wade Hampton Boulevard; thence along Wade Hampton Boulevard N. 52-26 E. 91 feet to an iron pin, being the point of beginning.

ALSO the perpetual right and easement to allow the stopping earthen embankment along the rear or northern line (S. 52-26 W. 168 ft.) of the described lot to encroach upon the adjoining lot retained by R. M. Caine and Alfred T. Smith, as Trustees, to the extent that said embankment may not encroach in excess of twelve (12) feet from said line. The purpose of this easement is solely to provide support for the parking area on the lot, and Mortgagor, and its successors and assigns shall have the right to fill in said adjoining lot to the level of the lot or to build retaining walls or other structures on or near the line consistent with the maintenance of said support.

This being the same property as conveyed to Mortgagor by deed recorded in Deed Book 810, Page 225, R.M.C. Office for Greenville County.

FILED
GREENVILLE

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YOUNTS, GROSS, GAULT & SMITH
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