STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 1055 PAGE 187

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

BONHAM ENTERPRISES, INC., a South Carolina corporation,

(hereinafter referred to as Mortgagor) is well and truly indebted un to SOUTHERN BANK & TRUST COMPANY, Greenville, S. C.,

(hereinafter referred to as Mortgages) 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-SEVEN THOUSAND FIVE HUNDRED AND NO/100

Dollars (\$37,500.00) due and payable

in quarterly installments of \$2,227.65 each, including principal and interest at the rate of 7%, beginning July 1, 1967, and on the first day of each third month thereafter until paid,

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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, 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, City of GREENVILLE, having the following metes and bounds: to-wit:

BEGINNING at an iron pin 200 feet from the southwestern intersection of S. C. Highway 291 and LeGrand Boulevard, and running thence along the western side of S. C. Highway 291, S. 26-04'W. 150 feet to an iron pin; thence turning and running N. 63-56 W. 394.2 feet to an iron pin on the eastern side of McAlister Road; thence with said eastern side of McAlister Road, N. 26-47 E. 152.8 feet to an iron pin; thence turning and running S. 63-31 E. 391.9 feet to the point of beginning.

The above is that property conveyed to the Mortgagor herein by Hampton Enterprises, Inc., by Deed dated September 30, 1966.

Together with all and singular rights, members, herditaments, and appurtenences to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, 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.

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 27 PAGE 478

R. M. C. FOR GREENVELLE COUNTY & C. AT 3:34 O'CLOCK P. M. NO. 14407