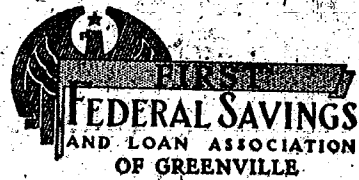


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# State of South Carolina

## MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

Southeastern Surgical Company, a corporation organized and existing under the laws of the State of South Carolina SEND GREETINGS:

WHEREAS, I/we the aforesaid mortgagor(s) in and by my/our certain promissory note, in writing, of even date with these presents am/are well and truly indebted to FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF GREENVILLE; in the full and just sum of Forty Six Thousand, Five Hundred and no/100 (\$ 46,500.00) Dollars (or for future advances which may be made hereunder at the option of said Association, which advances shall not exceed the maximum amount stated herein and shall be evidenced by a subsequent promissory note or notes secured hereby), said note to be repaid with interest at the rate specified therein in installments of

Three Hundred Seventy Nine and 96/100 (\$ 379.96) Dollars upon the first day of

each and every calendar month hereafter in advance, until the full principal sum, with interest, has been paid, such monthly payments to be applied first to the payment of interest, computed monthly on the unpaid principal balances, and then to the payment of principal. The last payment on said note, if not paid earlier and, if not subsequently extended, will be due and payable 15 years after date. The note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note, shall, at the option of the holder, become immediately due and payable, and the holder may sue thereon and foreclose this mortgage; said note further providing for ten (10%) per centum attorney's fee beside all costs and expenses of collection, to be added to the amount due on said note, and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That I/we, the said mortgagor(s) in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, according to the terms of said note, and also in consideration of the further sum of Three Dollars to me/us the said mortgagor(s) in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, at and before the signing of these presents (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Greenville Township, on the South side of United States Highway No. 29 (Known locally as the Super Highway) and being a portion of a tract of land conveyed to James M. Gilfillin by E. A. Gilfillin by deed dated September 7, 1944, recorded in Deed Book 267, Page 142, R. M. C. Office for Greenville County, said lot of land begins at an iron pin on the southern side of the mentioned highway at the northeastern corner of a lot previously conveyed to Greenco Realty, Incorporated, by deed dated August 7, 1946, recorded in Deed Book 192, Page 328, and runs thence along the line of the Greenco lot, S. 37-30 E. 417 feet to corner of land belonging to James M. Gilfillin; thence N. 26 E. 134.1 feet to corner on other lands of the said James M. Gilfillin; thence N. 37-30 W. 357.1 feet to corner on the Super Highway; thence along the southern side of said Super Highway, S. 52-30 W. 120 feet to the beginning corner.

ALSO: All that piece, parcel or strip of land, situate, lying and being in the City of Greenville, State of South Carolina, County of Greenville, on the eastern side of U. S. Super Highway No. 29, and being a portion of the property shown on the plat recorded in the R. M. C. Office for Greenville County in Plat Book U, Page 129, and having, according to a plat made by C. O. Riddle, Engineer, dated August 19, 1956, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Wade Hampton Boulevard (U. S. Super Highway No. 29), joint corner with other property of J. H. Barker, and running thence S. 37-30 E. 300 feet to an iron pin; thence S. 52-30 W. 20 feet to an iron pin; thence N. 37-30 W. 300 feet to an iron pin on the eastern side of Wade Hampton Boulevard; thence along the eastern side of Wade Hampton Boulevard, N. 52-30 E. 20 feet to an iron pin, the point of beginning.

REVISED 10-1-57  
WHEELER PRINTING CO.  
Less, however, that certain piece, parcel and lot of land conveyed by Roane-Barker, Inc., to Greenville Auto Sales, Inc., by deed dated August 31, 1956 and recorded on September 11, 1956 in the Office of the R. M. C. for Greenville County in Deed Book 561, Page 173.

The above described property is the same conveyed to the mortgagor corporation by J. H. Barker by deed dated October 31, 1957 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 587, at Page 36.