

MORTGAGE OF REAL ESTATE—Offices of Price & Poag, Attorneys at Law, Greenville, S. C.

JAN 14 2 16 PM 1963

STATE OF NEW YORK)
COUNTY OF NEW YORK)
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OLLIE F. ARMSTRONG
R.M.C. MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: **TADDEO DISCOUNT CENTER CORP. OF GREENVILLE, S. C.**, a New York corporation, having its principal office at 873 Merchants Road, Rochester, N. Y. (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto **A. J. ARMSTRONG CO. INC.**, a New York corporation, having its principal office at 850 Third Avenue, New York, New York (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 **TWO HUNDRED FIFTY THOUSAND**

DOLLARS (\$ 250,000.00)

due and payable as follows: **Five Thousand Dollars (\$5,000) on February 1, 1963, and a like sum of Five Thousand Dollars (\$5,000) on the first day of each and every month thereafter, with each such payment of principal being accompanied by a payment of interest at the aforesaid rate of twelve per cent (12%) per annum computed on the then unpaid principal balance in each such case until January , 1966, when the entire unpaid principal balance and accrued interest at the aforesaid rate of twelve percent (12%) per annum shall be due and payable.**

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 the Cedar Lane Road and the Eastern side of Orchid Drive and having, according to Plat prepared by C. F. Webb, R.L.S., dated December 23, 1961, the following courses and distances, to-wit:

BEGINNING at an iron pin on the Northeastern side of Cedar Lane Road, at the joint front corner of property described herein and of that heretofore conveyed by Ira A. Giles, Jr. to Taddeo Construction and Leasing Corporation and running thence with the Northeastern side of Cedar Lane Road S. 45-22 E. 305 feet, more or less, to a point, said point being N. 45-22 W. 166.3 ft. from the joint corner of property acquired by Ira A. Giles, Jr. from the Hendrix Estate and that now occupied by Bond Bread and being the Southeastern corner of the Giles property; thence along the line of Giles, N. 34-18 E. 760 ft., more or less to a point, said point being N. 56-00 W. 152.2 ft. from the Northeastern corner of property acquired by Giles from Hendrix; thence N. 56-00 W. 525 ft., more or less, to a point on the Eastern side of Orchid Drive; thence with Orchid Drive S. 34-18 W. 117.7 feet to a point, corner of the aforementioned Taddeo property; thence along line of Taddeo S. 55-42 E. 225 feet and S. 34-18 W. 591.4 feet to a point on the Northeastern side of Cedar Lane Road, the beginning corner.

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.

For Certificate. See R. E. M. Book 911 Page 217 #17772

*See Assignment, See R. E. M. Book 914 Page 16
See Assignment, See R. E. M. Book 917 Page 447
See Assignment, See R. E. M. Book 1092 Page 109*

See Assignment, See R. E. M. Book 1122 Page 106

*6 Sept. 63
Ollie F. Armstrong
1122 106*