

STATE OF SOUTH CAROLINA )  
 COUNTY OF GREENVILLE )

## MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SIMMONS MACHINERY COMPANY, INC.

SENDS GREETING:

Whereas, the said Simmons Machinery Company, Inc., a corporation chartered under the laws of the State of South Carolina, in and by its certain promissory note in writing, of even date with these presents, is well and truly indebted to The South Carolina National Bank of Charleston in the full and just sum of FIFTY THOUSAND AND NO/100 (\$50,000.00) DOLLARS, payable \$2,841.03 quarterly, to be applied first to interest and balance to principal; mortgagor reserves the right to anticipate payment in whole or in part at any time without penalty; with interest thereon from date at the rate of five (5) per centum per annum, to be computed and paid quarterly until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be deemed by the holder thereof necessary for the protection of its interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including 10 per cent of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That the said SIMMONS MACHINERY COMPANY, INC., in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said South Carolina National Bank of Charleston according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to it the said SIMMONS MACHINERY COMPANY, INC., in hand well and truly paid by the said South Carolina National Bank of Charleston at and before the signing of these Presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released and by the Presents does grant, bargain, sell and release unto the said South Carolina National Bank of Charleston

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 1 according to a plat of property of Smith Heights, dated April, 1953, prepared by C. O. Riddle and being more particularly shown on plat of Lot No. 1, Smith Heights, dated March 19, 1959, prepared by C. O. Riddle, recorded in Plat Book BB, Page 147, and having according to said plats the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Washington Road (also known as Washington Avenue) at the intersection of said Washington Road and Smith Street (also known as Prospect Street) and running thence along the southwest side of Washington Road, N. 42-08 W. 119.5 feet to an iron pin; thence continuing along the southwest side of Washington Road, N. 26-06 W. 229.2 feet to an iron pin;

Paid and Satisfied in Full *June 17, 1968*  
 S.C. NATIONAL BANK OF GREENVILLE, S. C.

By *Ben R. Lever Jr. V.P.*  
 CASHIER

Witness *Loris R. Duncan*  
*Jean Cobb*

SATISFIED AND CANCELLED OF RECORD

*20* DAY OF *August* 19*68*  
*Ollie Farnsworth*  
 R. M. C. FOR GREENVILLE COUNTY, S. C.  
 AT *12:59* O'CLOCK *P.* NO. *4237*