

AUG 3 3 58 PM 1966

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1037 PAGE 235

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, FRONTIER ELECTRONICS, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. E. RUNION & Margaret Runion

(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 Thirty Thousand and No/100-----

Dollars (\$30,000.00) due and payable

in equal monthly installments of \$286.71, beginning 30 days from date and continuing as date thereafter for 180 months, the said payment to first apply to interest and the balance to principal, with the privilege of anticipating 10% of the principal, without penalty annually and with 3% penalty of any excess over 10% of the outstanding balance.

with interest thereon from date at the rate of 8% per centum per annum, to be paid: AS ABOVE

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, lying on the northeastern side of the new Poinsett Highway (U.S. Highway No. 25) near an access road leading thereto from Old U.S. Highway No. 25 (Old Buncombe Road) in Paris Mountain Township, Greenville County, South Carolina, being shown as a part of the property of the James C. Jannino Estate on a Plat thereof made by Jones and Sutherland, Engineers, dated July 12, 1959 and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book TT, Page 85, and being shown on a recent Plat entitled "Property of Frontier Electronics, Inc." made by Piedmont Engineers and Architects, dated December 15, 1965, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book LLL, Page 133, and having according to the latter Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of new U.S. Highway No. 25 (poinsett Highway) at the common corner of the Grantor and Furman University, and running thence N. 12-29 E. 91.8 feet to an iron pin; thence N. 7-48 E. 154 feet to an iron pin; thence N. 19-33 E. 111.77 feet to an iron pin; thence along the line of the Subdivision of Avalon Estates S. 52-51 E. 90 feet to an iron pin; thence with the westernmost extremity of a certain 20 foot alley S. 13-45 W. 21.83 feet to an iron pin; thence a new line through other property of the Grantor herein S. 13-45 W. 346.72 feet to an iron pin on the new Poinsett Highway; thence along the northeastern side of said Highway No 47-42 W. 29.9 to an iron pin; thence continuing along the northeastern side of said Highway N. 41-56 W. 60.1 feet to an iron pin, the beginning corner.

This is the same property conveyed to the Mortgagor herein by Caine Realty and Mortgage Company in 1965.

As a part of the consideration for this Deed, the Grantor hereby conveys unto the Grantee, its successors and assigns, a right of way of ingress and egress in and over that certain 20 foot alley running from Old U.S. Highway No. 25 across the property retained by the Grantor to the northeasternmost corner of the property hereinabove conveyed unto the Grantee, which right of way shall inure to the benefit of the Grantee, its successors and assigns, as a covenant running with the land, the exact location of said alley being shown on the aforementioned Plat recorded in Plat Book LLL, Page 133.

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

This Mortgage Assigned to Calvin Company, SATISFIED AND CANCELLED OF RECORD
on 8th day of January 1976 assignment recorded 15 DAY OF Aug 1973
in Vol. 1145 of R. M. Mortgages on Page 601 Harrie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:53 O'CLOCK P. M. NO. 4762

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 18 PAGE 294