

THE STATE OF SOUTH CAROLINA
COUNTY OF ~~PICKENS~~
Greenville

MORTGAGE OF REAL ESTATE



TO ALL WHOM THESE PRESENTS MAY CONCERN:

Maximum Power Radio, Inc. and Thomas C. Fleet, Jr.

Whereas, the said Maximum Power Radio, Inc. and Thomas C. Fleet, Jr. hereinafter called the mortgagor(s)

in and by its certain promissory note in writing, of even date with these presents,

well and truly indebted to First National Bank of Easley, Easley, S. C. hereinafter called the mortgagee(s), in the full and just sum of

Twelve Thousand and no/100 ----- DOLLARS (\$12,000.00 to be paid

Ninety (90) days from the date hereof

, with interest thereon from date

at the rate of seven (7%) percentum per annum, to be computed and paid

quarterly in advance

until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then 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 placed in the hands of an attorney for suit or collection, or if, before its maturity it should be deemed by the holder thereof necessary for the protection of his interest to 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(s) promise 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 it, 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 mortgagee(s) according to the term of the said note, and also in consideration of the further sum of Three Dollars, to it, the said mortgagor(s), in hand well and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents to grant, bargain, sell and release unto the said First National Bank of Easley, its successors and assigns, forever:

ALL that certain piece, parcel or tract of land, with any improvements thereon, situate, lying and being in Greenville County, South Carolina, on the northern and western side of Montague Road, on the southeastern side of South Carolina Highway 250 and on both sides of Reedy River, which tract of land contains 25.09 acres, more or less, and is a portion of the property of Jane Harrison Fleet as shown on a plat thereof recorded in the office of the R. M. C. for said County in Plat Book RR., Page 189 and is described more particularly as follows: BEGINNING at an iron pin on the southeastern side of South Carolina Highway 250, joint corner of the tract hereby conveyed and property now or formerly of the Wynn Estate, and running thence N 75-00 E 303 feet, more or less, to a point in the center of Reedy River; thence with the center of the river as the line approximately S 32-04 E 222 feet to a point in the center of the river; thence N 75 E 322.8 feet, more or less, to a point in the joint line of the tract hereby conveyed and property now or formerly of League, which point is 320 feet S 75-00 W from an iron pin at the northeasternmost corner of the 31.79 acre tract shown on the above mentioned plat; thence S 27-32 E 1,113 feet, more or less, to a point on the northwestern side of Montague Road; thence S 48-30 W 800 feet, more or less, to an iron pin on the northwestern side of said road, the southern most point of the tract hereby conveyed; thence N 34-46 W 535.7 feet to an iron pin; thence N 19-45 W 1,119.9 feet to an iron pin on the southeastern side of South Carolina Highway 250 and thence N 24-34 E 57 feet to an iron pin, the point of BEGINNING.