

MORTGAGE OF REAL ESTATE—Mann, Foster, Johnston & Ashmore, Attorneys at Law, Justice Building, Greenville, S. C.

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

JUN 29 12 50 PM 1967

OLLIE FARNSWORTH
R. M. C.

WHEREAS, John T. Langston, Sr. and John T. Langston, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Walter S. Griffin, R. M. Caine, and Walter W. Goldsmith

(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 **FOUR THOUSAND AND NO/100THS-** - - - - - Dollars (\$4,000.00) due and payable in annual installments of \$1,000.00 each commencing on the 1st day of July, 1968, and a like payment on the 1st day of each July thereafter until paid in full, with privilege to anticipate part or all at any time

with interest thereon from date at the rate of 6-1/2% per centum per annum, to be paid: annually

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, at the westerly corner of the intersection of Industrial Drive and Commercial Drive, in Pleasantburg Industrial Park, near the City of Greenville, containing 29,150 square feet on plat of survey for Pleasantburg Industrial Park recorded in the RMC Office for Greenville County in Plat Book DDD at page 67. According to said plat, the property is more fully described as follows, to-wit:

BEGINNING at an iron pin on the westerly side of Industrial Drive and running thence along the edge of said Drive on a curve, the chord of which is S. 6-01 E. 71.2 feet to an iron pin at the intersection of Industrial Drive and Commercial Drive; thence along the westerly side of Commercial Drive, S. 14-55 W. 83.7 feet to an iron pin; thence running along the joint line of property of Walter S. Griffin, N. 75-05 W. 200 feet to an iron pin; thence running N. 14-55 E. 150 feet to an iron pin; thence S. 75-05 E. 174.3 feet to the point of beginning.

ALSO: All that certain piece, parcel or lot of land lying and being on the westerly side of Industrial Drive and being shown on a plat entitled Survey for Walter Griffin, made by Piedmont Engineers & Architects, May 9, 1967, and recorded in the RMC Office for Greenville County in Plat Book RRR, at page 31. According to said plat, the property is more fully described as follows:

BEGINNING at an iron pin on Industrial Drive at the joint front corner of lot entitled Universal Equipment Company and the lot described herewith, and running thence N. 75-05 W. 174.30 feet to an iron pin; thence N. 14-55 E. 79.6 feet to an iron pin; thence S. 75-05 E. 112.10 feet to an iron pin on Industrial Drive; thence along Industrial Drive, S. 16-28 E. 3.25 feet to an iron pin; thence continuing with said Drive, S. 23-10 E. 98.10 feet to the point of beginning.

Together with all and singular rights, members, hereditaments, 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.

Paid in full, satisfied and cancelled this 25th day of February 1968.

*Walter S. Griffin
R. M. Caine
Walter W. Goldsmith
Witness Carl J. Lester
Brenda R. Jacks*

SATISFIED AND CANCELLED OF RECORD
3 DAY OF March 1969
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 4:12 O'CLOCK P M. NO. 20641