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MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

OLLIE FARNSWORTH  
R. M. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Kingroads Development Corporation

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Southern Bank & Trust Company (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 TWENTY FIVE THOUSAND AND NO/100THS- - DOLLARS (\$ 225,000.00 ),

with interest thereon from date at the rate of eight per centum per annum, said principal and interest to be repaid: ON DEMAND, said interest to be computed and paid quarterly

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, known as a portion of the property of Kingroads Development Corporation and being one of the undesignated lots as shown on plat recorded in Plat Book LLL at page 171 and described as follows:

BEGINNING at an iron pin on North King Road at the joint front corner of property described herewith and the southwestern corner of property designated as "Piedmont Paint Property" and running thence along the joint line of said lots, N. 25-36 W. 450 feet to an iron pin; thence S. 64-24 W. 637 feet to an iron pin; thence S. 25-36 E. 450 feet to an iron pin on North King Road; thence with said Road, N. 64-25 E. 637 feet to the beginning corner.

ALSO: All that piece, parcel or tract of land in Greenville County, S.C. being known as a portion of the property of Kingroads Development Corporation and being an undesignated tract as shown on plat recorded in Plat Book LLL at page 171 and described as follows:

BEGINNING at an iron pin at the northeastern corner of lot designated as "Piedmont Paint Property" and the tract described herewith and running thence with the line of said property, S. 25-36 E. 141.8 feet to an iron pin at the turn-around of King's Court; thence following the curve of the turn-around to an iron pin on King's Court; thence along said Court, S. 25-36 E. 240 feet to an iron pin; thence continuing with said Court, S. 4-08 E. 327.75 feet to an iron pin in the turn-around on the southern end of King's Court; thence following the curve of the turn-around to an iron pin on the southwestern end of King's Court; thence N. 4-08 W. along King's Court to an iron pin on North King Road; thence along said Road, S. 64-24 W. 375 feet, more or less, to an iron pin (said iron pin is 90 feet in a southwesterly direction from property designated as

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.

Texize Chemicals); thence with a new line through said property, S. 25-36 E. 581 feet to an iron pin; thence N. 88-36 E. 293.8 feet to an