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OLLIE FARNSWORTH
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BOOK 1122 PAGE 139

STATE OF SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

THIS MORTGAGE, made the 8th day of April, 1969, between CAUTHEN-PARKER, INC., (successor to CAUTHEN AND PARKER, INC.), a North Carolina Corporation having one of its places of business in Greenville, South Carolina, hereinafter called Mortgagor, and JAMES TALCOTT, INC., a New York corporation having its principal office at 1290 Avenue of the Americas, Borough of Manhattan, City and State of New York, hereinafter called Mortgagee.

WITNESSETH, WHEREAS, the said mortgagor is justly indebted to the said mortgagee in the sum of One Hundred Thousand and No/100 (\$100,000.00) Dollars, and has agreed to pay the same with interest thereon, agreeing to the terms of certain note bearing even date herewith, to which note reference is specifically made, providing for the payment thereof in installments, the last of which is due and payable on the 8th day of April, 1974.

NOW, THEREFORE WITNESSETH, that the mortgagor for the better securing the payment to the said mortgagee of the said sum of money mentioned in said note or obligation with interest thereon, and also for and in consideration of the sum of One and No/100 (\$1.00) Dollar to the mortgagor in hand paid by the mortgagee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and convey unto said mortgagee, its successors and assigns, all that parcel of land in Greenville County, South Carolina, described as follows:

ALL that certain piece, parcel or tract of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina on the southern side of Pelham Road containing five (5) acres, more or less, as shown on survey for Cauthen and Parker, Inc., dated December 5, 1967 and prepared by Piedmont Engineers and Architects and having according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Pelham Road, joint corner of property now or formerly of Duke Power Company and running thence with the line of property now or formerly of Duke Power Company, S. 13-04 W. 202.9 feet to an iron pin; thence S. 37-33 W. 524.0 feet to an iron pin, corner of other property of Cauthen and Parker, Inc.; thence with the line of other property of Cauthen and Parker, Inc., N. 52-27 W. 346.0 feet to a point in the southeastern side of proposed city street; thence with the southeastern side of said proposed city street, N. 37-33 E. 590.8 feet to a point on the southern side of Pelham Road at the southeastern corner of the intersection of said proposed city street and Pelham Road; thence with the southern side of Pelham Road, S. 76-41 E. 287.0 feet to an iron pin on the southern side of Pelham Road, the point of beginning.

This conveyance is made expressly subject to that certain mortgage from Cauthen and Parker, Inc. to The Equitable Life Assurance Society of the United States, dated January 30, 1968, securing payment of Promissory Note in the original principal amount of Nine Hundred Twenty Five Thousand and No/100 (\$925,000.00) Dollars, ~~and increased by loan modification agreement to Nine Hundred Seventy Five Thousand and No/100 (\$975,000.00) Dollars~~, said mortgage being of record in Book 1083, Page 49, office of Mesne Conveyances, Greenville County, South Carolina.