

OCT 14 3 39 PM '68 FROM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS TRIAM CORPORATION

hereinafter referred to as Mortgagee is well and truly indebted unto FIRST PIEDMONT BANK AND TRUST COMPANY

hereinafter referred to as Mortgagee as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Ninety Thousand and no/100-----

Dollars (\$ 90,000.00) due and payable

six months from the date hereof,

with interest thereon from date at the rate of nine (9%) per centum per annum, to be paid at maturity

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee 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 Mortgagee 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 and being located on the northern side of East North Street Extension and being more partially described according to a survey for Lot A. Amick, George L. Amick and Gene W. Amick dated July 20, 1968 by Carolina Engineering and Surveying Company and having the following metes and bounds, to-wit:

BEGINNING at a point on the northern side of East North Street Extension, joint front corner of the property of Morningside Baptist Church and instant tract and running thence along East North Street Extension S. 82-37 W., 488.3 feet to a point; thence running N. 7-31 W., 549.1 feet to a point; thence running N. 85-41 E., 565.4 feet to a point; thence running S. 0-05 W., 524.4 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 all of 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 Mortgagee 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.