

STATE OF SOUTH CAROLINA

FEB 12 1 42 PM '70

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. H. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, P & W Enterprises, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Cleone J. Bull

(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 Thirty Thousand and No/100-----

-----Dollars (\$30,000.00) due and payable

Three (3) years from date. Interest only, payable at the rate of ten (10%) annually in the amount of \$ 250.00 per month

~~with interest thereon from date of recording to date of recording~~

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, lying on the southern side of Pelham Road as is more fully shown on a plat of property of A/E Inc. and others prepared by Campbell & Clarkson, Surveyors, dated May 5, 1967, and recorded in the R. M. C. Office for Greenville, County in Plat Book 000 at Page 151 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 at the corner of property formerly owned by Country Dinner Theater of Greenville, Inc. and running thence along the line of said property, S. 11-38 W. 550 feet to an iron pin; running thence S. 50-52 E. 413.06 feet to an iron pin in the line of property now or formerly of McCall Manufacturing Company; thence with the line of said property, S. 41-30 W. 344 feet to an iron pin; thence along the line of property now or formerly of McCall Manufacturing Company, the following courses and distances: N. 77-00 W. 350 feet to an iron pin; S. 59-15 W. 151 feet to an iron pin; thence S. 73-00 W. 190 feet to an iron pin; thence S. 79-30 W. 140 feet to an iron pin; thence S. 65-15 W. 250 feet to an iron pin; thence N. 79-40 W. 200 feet to an iron pin; thence N. 80-52 W. 165.5 feet to an iron pin in the line of property of Hoke Smith; thence along the line of property of Hoke Smith, N. 1-08 W. 827 feet to an iron pin; thence continuing with the line of property of Hoke Smith, N. 3-04 E. 353.6 feet to an iron pin on the southern side of Pelham Road; thence with the southern side of Pelham Road, N. 89-00 E. 305.2 feet to an iron pin; N. 88-14 E. 795.1 feet to an iron pin; S. 86-37 E. 150 feet to an iron pin; S. 82-39 E. 115 feet to an iron pin; S. 75-47 E. 30.6 feet to the point of beginning; being the same property conveyed to P & W Enterprises, Inc. by deeds of James F. Harrison and Wesley V. Harrison dated February 5, 1970, and recorded in the R. M. C. Office for Greenville County in Deed Vol. 884 at Pages 76 and 81 respectively.

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.

See Balance of Mortgage Deed B. & M. Book 1176 Page 565.