

MORTGAGE OF REAL ESTATE—Mann, Foster, ~~Amick~~ & Brissey, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

JUN 19 3 26 PM '71

OLLIE FARNSWORTH TO ALL WHOM THESE PRESENTS MAY CONCERN, R. M. C.

BOOK 1158 PAGE 311

WHEREAS, TRIAM CORPORATION

(hereinafter referred to as Mortgagor) is well and truly indebted unto FIRST PIEDMONT BANK AND 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 Seven Hundred Seventy Five Thousand and No/100

Dollars (\$ 775,000.00 ) due and payable

on demand and pursuant to the terms and requirements as provided in said note.

with interest thereon from date at the rate of 10 % per centum per annum, to be paid: on demand

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, on the northern side of East North Street Extension, and being a portion of the property shown on plat of survey for Lola W. Amick, George L. Amick and Jean W. Amick, prepared on July 20, 1968, by the Carolina Engineering & Surveying Company, and which is recorded in the Greenville County R.M.C. Office, Greenville, South Carolina, in Plat Book ZZZ, Page 161, said parcel 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 property of Morningside Baptist Church and the within described parcel, and running thence along the northern edge of East North Street Extension S. 82-37 W., 488.3 feet to a point; thence running N. 07-31 W., 549.1 feet to a point; thence running N. 85-41 E., 565.4 feet to a point; thence running S. 00-05 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 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.

For Release to this Mortgagee see R.C.M. Book 1158 Page 415.

State of South Carolina  
County of Greenville

Satisfied and paid in full this 25<sup>TH</sup>

day of May 1971

First Piedmont Bank & Trust Co.

By Phillips Hungerford

Attest: D. Perry Earle III

Witness: Sybil J. Harrow

SATISFIED AND CANCELLED OF RECORD

25<sup>TH</sup> DAY OF May 19 71

Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 3:52 O'CLOCK P.M. NO. 28290