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OLLIE FARNSWORTH
R.H.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, MAULDIN PLAZA, INC., a corporation organized and existing under the laws of the State of South Carolina, having its principal place of business in the City of Greenville, South Carolina (hereinafter referred to as "Mortgagor") is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY, a State banking corporation, existing under the laws of the State of South Carolina, having its principal place of business in the City of Greenville, South Carolina (hereinafter referred to as "Mortgagee"), as evidenced by Mortgagor's promissory note dated June 10, 1970, the terms of which are incorporated herein by reference, in the sum of \$610,000.00, due and payable in monthly installments, including principal and interest in the amount of \$6,337.90 per month, commencing on September 1, 1970, with the balance of said principal and interest due and payable on August 1, 1986, with interest thereon at the rate of nine and seven-eighths percent (9 & 7/8%) per annum, to be computed and paid monthly.

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 those pieces, parcels or lots of land, together with buildings and improvements now or hereafter constructed thereon, lying and being on the Southwestern side of U. S. Highway No. 276 and a frontage road, and the Northeastern side of Rosewood Circle, in the Town of Mauldin, Austin Township, Greenville County, S. C., being shown and designated as Parcels A, B, C, and D on a Plat of a Survey for Mauldin Plaza, Inc., made by Carolina Engineering & Surveying Company, dated November 6, 1969, and recorded in the RMC Office for Greenville County, S. C., in Plat Book 4C, page 143, and having, according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southwestern side of U. S. Highway No. 276 at the corner of property leased by Mauldin Plaza, Inc., from Dallas W. Griffin, and running thence along the Southwestern side of said Highway, S. 44-17 E., 583 feet to an iron pin; thence along other property owned by Mauldin Plaza, Inc., S. 45-43 W., 348.4 feet to an iron pin; thence N. 44-17 W., 80 feet to an iron pin; thence S. 45-43 W., 209.7 feet to an iron pin; thence along the line of Pine Valley Estates Subdivision, N. 60-37 W., 213.2 feet to an iron pin; thence N. 55-17 W., 251.9 feet to an iron pin on Rosewood Circle; thence along the Northeastern side of Rosewood Circle, N. 19-35 E., 204.8 feet to an iron pin; thence continuing along said Circle, N. 10-41 E., 101.9 feet to

For Subordination Agreement to His Mortgage see R. F. M. Book 1162 Page 201