

GREENVILLE CO. S. C.

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BOOK 1171 PAGE 01

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HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAPMAN & BROWN, P.A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH  
R. M. C.

MORTGAGE OF REAL ESTATE  
(CORPORATION)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, FRONTIER ELECTRONICS, INC., a corporation organized and existing under the laws of the State of South Carolina, (hereinafter referred to as Mortgagor) is well and truly indebted unto

THE PEOPLES NATIONAL BANK OF GREENVILLE

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, in the sum of: One Hundred Thousand and No/100----- (\$100,000.00)----- Dollars (\$100,000.00) due and payable as provided for under the terms and conditions of said note, which are incorporated herein by reference and made a part hereof as though they set forth herein, with interest thereon from date at the rate of 9½ per centum per annum, to be paid as provided for in said note; and,

due and payable in accordance with the terms and conditions of a note of even date herewith in connection with SBA Loan No. SBLG-782622-00-05-COLA

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, situate, lying and being on the Northeastern side of U. S. Highway No. 25 (Poinsett Highway) near the intersection thereof with an access road to Old Buncombe Road in Paris Mountain Township, Greenville County, S. C., being shown and designated as a portion of the property of the James C. Jannino Estate, on a plat recorded in the RMC Office for Greenville County, S. C., in Plat Book TT, page 85, and being shown as Lots Nos. 1, 2 and 3, on a composite plat of the Property of Frontier Electronics, Inc., made by Jones Engineering Services dated November 2, 1965, revised July, 1970, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northeastern side of Poinsett Highway at the corner of property owned by Furman University and running thence N. 12-29 E., 91.8 feet to an iron pin; thence continuing with said line, N. 7-50 E., 154 feet to an iron pin; thence continuing along said line, N. 19-33 E., 112 feet to an iron pin; thence along the line of Avalon Estates Subdivision, S. 52-50 E., 290 feet to an iron pin; thence crossing a 20-foot driveway and with the line of property owned by Caine Realty & Mortgage Company, Inc., S. 13-45 W., 365 feet to an iron pin on Poinsett Highway; thence along the edge of said rights of way, N. 51-17 W., 101.2 feet to an iron pin; thence continuing along the edge of said right of way, N. 45 E., 106.5 feet to an iron pin; thence S. 13-45 W., approximately 20 feet to a point; thence N. 47-42 W., 29.9 feet to a point; thence N. 41-56 W., 60.1 feet to an iron pin; the beginning corner, excluding from the above described property a strip of land facing on Poinsett Highway within the boundary lines of Lot No. 1 which is claimed as a part of the right of way of Poinsett Highway by the South Carolina State Highway Department.

Tract No. 1 is shown on a plat recorded in the RMC Office for said County and State in Plat Book LLL, page 133. Tract No. 2 is shown on a plat recorded in the RMC Office in Plat Book ZZZ, page 63.

Tract No. 3 is subject to a mortgage to Caine Realty & Mortgage Company, Inc. in the sum of \$5671.00 dated August 25, 1970, to be recorded herewith. Tract No. 2 is subject to a mortgage to Caine Realty & Mortgage Company, Inc. in the sum of \$5482.80 recorded Dec. 3, 1968 in Mortgage Book 1011, page 121.

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.