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OLLIE FARNSWORTH
R. M. C.

BOOK 1178 PAGE 553

First Mortgage on Real Estate

MORTGAGESTATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Palmetto Industrial Corporation (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (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 Sixty Thousand and No/100 -----

DOLLARS (\$ 60,000.00), with interest thereon as provided in said promissory note, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable,

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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, lying on the Northern side of Wade Hampton Boulevard, and being a portion of Tract No. 2 as shown on a plat prepared for R. M. Caine, et al, recorded in Plat Book XX at page 39, and being described as follows:

BEGINNING at an iron pin on the Northern side of Wade Hampton Boulevard 160 feet from the intersection of Beverly Lane and Wade Hampton Boulevard, and running thence N. 37-34 W. 160 feet to an iron pin; thence S. 52-26 W. 168 feet, more or less, to an iron pin at University Park Motel Property; thence along the University Park Motel Property, S. 28-37 E. 24 feet, more or less, to an iron pin; thence S. 4-11 W. 31.8 feet to an iron pin; thence S. 22-10 W. 29.7 feet to an iron pin; thence N. 52-26 E. 125 feet to an iron pin; thence S. 37-34 E. 98.7 feet to an iron pin on Wade Hampton Boulevard; thence along Wade Hampton Boulevard N. 52-26 E. 91 feet to an iron pin, being the point of beginning.

ALSO: the perpetual right and easement to allow the slopping earthen embankment along the rear or northern line (S. 52-26 W. 168 ft.) of the described lot to encroach upon the adjoining lot retained by R. M. Caine and Alfred T. Smith, as Trustees, to the extent that said embankment may not encroach in excess of twelve (12) feet from said line. The purpose of this easement is solely to provide support for the parking area on the lot, and Mortgagor, and its successors and assigns shall have the right to fill in said adjoining lot to the level of the lot or to build retaining walls or other structures on or near the line consistent with the maintenance of said support.

This being the same property as conveyed to Mortgagor by deed recorded in Deed Book 810, Page 225, R.M.C. Office for Greenville County.