

P.O. Box 1307 Greenville
The State of South Carolina
County of Greenville

FILED
GREENVILLE CO. S. C.
MAY 25 2 44 PM '79
DONNIE S. TANKERSLEY
R.M.C.

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IVESTER PROPERTIES,
A South Carolina Partnership
TO
SOUTHERN BANK & TRUST COMPANY

To All Whom These Presents May Concern:

IVESTER PROPERTIES, A South Carolina Partnership,

SENDS GREETING:

Whereas, the said Ivester Properties, A South Carolina Partnership,
in and by its certain note in writing, of even date with these
presents, is well and truly indebted to Southern Bank & Trust Company

in the full and just sum of One Hundred Sixty Thousand and No/100ths (\$160,000.00) Dollars
, to be paid in equal monthly installments of Two Thousand and No/100ths
(\$2,000.00) Dollars beginning July 1, 1979 and continuing on the like day of each month
thereafter for eighty (80) months or until paid in full, together

, with interest thereon from date at a rate of 10-1/2% per annum

~~to be computed and paid monthly at the same time~~

and in addition to principal, until paid in full; all interest not paid when due to bear
interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid,
then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof,
who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in
the hands of an attorney for suit or collection, or if, before its maturity, it should be deemed by the holder
thereof necessary for the protection of his or its interests to place, and the holder should place, the said note
or this mortgage, in the hands of an attorney for any legal proceedings, then and in either of said cases the
mortgagor promises to pay all costs and expenses, including 10 per cent. of the indebtedness as attorney's fees,
this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That it, the said Ivester Properties, A South Carolina
Partnership, in consideration of the said debt and
sum of money aforesaid, and for the better securing the payment thereof to the said Southern Bank &
Trust Company according to the terms of the said note, and also in
consideration of the further sum of Three Dollars, to the said Ivester Properties, A South
Carolina Partnership

, in hand well and truly paid by the said Southern Bank & Trust Company

at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bar-
gained, sold and released and by these Presents do grant, bargain, sell and release unto the said

SOUTHERN BANK & TRUST COMPANY

All that lot of land situate on the northeastern side of Mauldin Road and on the
northwestern side of North King Road in the County of Greenville, State of South
Carolina, being shown as a tract containing 4.86 acres on a plat of the property of
Ivester Industries dated August 12, 1969, prepared by Piedmont Engineers and Architects,
recorded in Plat Book 5-E at Page 129 in the RMC Office for Greenville County and having
according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Mauldin Road at the corner
of property now or formerly designated as Paramount Park and running thence with said
property N. 64.24 E. 550 feet to an iron pin; thence S.25-36 E. 450 feet to an iron
pin on the northwestern side of North King Road; thence with said Road S. 64-24 W. 77
feet to an iron pin; thence still with said Road S. 46-24 W. 217.35 feet to an iron
pin; thence with the curvature of the northern corner of the intersection of Mauldin
Road and North King Road, the chord being S. 88-14 W. 44.8 feet to an iron pin on the
northeastern side of Mauldin Road: thence with said Road N. 49-56 W. 546.8 feet to the
point of beginning.

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