STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED GREENVILLE CO. S.C.

JUL 18 10 53 AM 1967

OLLIE FARNSWORTH R.M.C.

BOOK 1063 PAGE 637

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, BONHAM ENTERPRISES, INC., a South Carolina corporation,

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & TRUST COMPANY,

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

FIFTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100 ---------- Dollars ($57,500.00) due and payable in monthly installments of $667.63 each, including principal and interest at the rate of 7%, beginning August 1, 1967, and on the first day of each month thereafter until paid,

~~with interest thereon from date at the rate of per cent per annum, to be paid~~

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, City of GREENVILLE, having the following metes and bounds, to-wit:

BEGINNING at an iron pin 200 feet from the southwestern intersection of S. C. Highway 291 and LeGrand Boulevard, and running thence along the western side of S. C. Highway 291, S. 26-04 W. 150 feet to an iron pin; thence turning and running N. 63-56 W. 394.2 feet to an iron pin on the eastern side of McAlister Road; thence with said eastern side of McAlister Road, N. 26-47 E. 152.8 feet to an iron pin; thence turning and running S. 63-31 E. 391.9 feet to the point of beginning.

The above is that property conveyed to the Mortgagor herein by Hampton Enterprises, Inc., by Deed dated September 30, 1966.

Together with all and singular rights, members, herditaments, 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.

Jno. Rubin Int Co. to Bonham Ent. on McAlister Rd. on dwl. N.L. 1975 Bk. 890 due to City of Greenville

SATISFIED AND CANCELLED OF RECORD
20 DAY OF August 1973
Bonnie S. McKinney
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:34 O'CLOCK P M. NO. 56087

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 143 PAGE 1728