

GREENVILLE CO. S. C.

1067 285

State of South Carolina

COUNTY OF Greenville

AUG 22 10 00 AM 1967

OLLIE F. NEWORTH

R.M.C.

To All Whom These Presents May Concern: The Tire Exchange, Inc.,

hereinafter called

the Mortgagor(s), SEND GREETING:-

WHEREAS, the said Mortgagor(s) in and by its certain promissory note in writing, of even date with these Presents, is well and truly indebted to The First National Bank of Greer

Thirty Thousand (\$30,000.00) - - - - - DOLLARS,

to be paid as follows: \$400.00 on November 1, 1967 and \$400.00 on the first day of each month thereafter until paid in full, each of said payments to be applied first to interest and the balance to the principal,

with interest thereon from date at the rate of six(6) per centum per annum, to be computed and paid monthly as stated above until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, 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 should be placed in the hands of an attorney for suit or collection the Mortgagor(s) agrees to pay all costs and expenses including a reasonable amount 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 the said Mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor(s) paid by the said Mortgagee at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Mortgagee, The First National Bank of Greer, its Successors and Assigns forever:

All that certain parcel or lot of land situated on the east side of U. S. Highway No. 276 in the Town of Mauldin, Greenville County, State of South Carolina and being shown as Lot No. 2-A on a plat by John A. Simmons, Registered Surveyor, dated September 5, 1966 and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the eastern side of right-of-way of U. S. Highway 276 at joint front corner of property of Perry Woods, Jr., and running thence along said Woods line, N. 83-57 E. 249.8 feet to an iron pin in line of property of Walter S. Griffin; thence with Griffin property S. 2-40 E. 202.5 feet to an iron pin; thence continuing with said Griffin property, N. 89-58 W. 128.6 feet to an iron pin; thence with lot designated as #2B on said plat, N. 3-00 W. 75 feet to an iron pin; thence continuing with said lot #2B, N. 89-58 W. 118.7 feet to an iron pin on the eastern side of right-of-way of U. S. Highway 276; thence with said right-of-way, N. 4-38 W. 46 feet to an iron pin; thence continuing with said right-of-way, N. 2-58 W. 55.4 feet to an iron pin, the beginning corner.

This is the same property conveyed to the mortgagor by deed of Johnny W. Knight, recorded in Deed Book 805, page 599, R.M.C. Office for Greenville County.

Plat of above described property recorded in Plat Book GGG at page 582.