BOOK 1185 PAGE 223 MORTGAGE OF REAL ESTATE GREGNINAL Chericol, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

148 31 4 43 PH '71

OLLIE FARNSWORTH

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

B-T-M CORPORATION

(hereinafter referred to as Mortgagor) SEND(S) GREETING: .

WHEREAS, the Mortgagor is well and truly indebted unto Threatt-Maxwell Enterprises, Inc.

(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

Eighty-five Thousand Two Hundred Fifty and no/100 DOLLARS (\$85,250.00-5) with interest thereon from date at the rate of Six per centum per annum, said principal and interest to be

\$24,000.00 on or before January 31, 1972; the sum of \$30,625.00 on or before January 31, 1973; and \$30,625.00 on or before January 31, 1974, with privilege of anticipation of payment at any time without penalty. Interest to be computed and paid annually on the unpaid balance in addition to principal payments above set forth.

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 re-leased, 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, being shown as "Undeveloped Property" on plat recorded in Plat Book WWW at page 33, and having according to said plat the following metes and bounds:

Beginning at an iron pin on the northern side of Hudson Road and running thence N 88-19 W 233.1 feet; thence N 84-37 W 267.6 feet; thence S 8-45 E 122.65 feet; thence with the center of Hudson Road, S 71-30 W 417.75 feet; thence N 17-30 W 309.9 feet; thence N 84-35 W 345.23 feet; thence N 84-57 W 265.7 feet; thence N 19-11 E 487.79 feet; thence with Newtonmore Road in an easterly direction to an iron pin in line of property now or formerly belonging to Griffin W. Cunningham; thence with Cunningham line, S 23-26 E 643.5 feet to the beginning corner.

Being the same property conveyed to the mortgagor by the mortgagee by deed of record in the RMC Office for Greenville County.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or 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.