GREENVILLE CO. S. C.

800x 1272 PAGE 857

MORTGAGE OF REAL ESTATE BY A GORFORATION-Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law,

STATE OF SOUTH CAROLINA DON HE S. TANKERSLEY
COUNTY OF GREENVILLE R.H.C.

MORTGAGE OF REAL ESTATE BY A CORPORATION TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

ORDERS TILE & DISTRIBUTING CO., INC.

a corporation chartered under the laws of the State of SOUTH CAROLINA (hereinalter referred to as Mortgagor) is well and truly indebted unto

CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE

(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

FIVE HUNDRED SEVENTY THOUSAND AND NO/100

Dollars (\$ 570,000.00) due and payable

in monthly installments of \$4,947.60 each on the first day of each month hereafter, beginning January 1, 1974

with interest thereon from date at the rate of 8-1/2 per centum per annum, to be paid: as provided in the promissory note

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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the scaling 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 Mortgagoe, its successors and assigns:

All that lot of land situate on the Southwestern side of U. S. Highway I-385 in the County of Greenville, State of South Carolina, being shown as a tract containing 5.52 acres on a plat of the property of T. R. Bellotte and Lena R. Bellotte, dated April 18, 1972, prepared by C. O. Riddle, Engineer, recorded in Plat Book 4Q, at Page 72 in the R.M.C. Office for Greenville County, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwestern side of U. S. Highway I-385 at the corner of property now or formerly belonging to Dailey and running thence with the Dailey property, S. 46-06 W. 310.5 feet to an iron pin on the Northeastern side of Congaree Road; thence with said road, N. 43-37 W. 733.1 feet to an iron pin; thence still with said road, N. 37-25 W. 85.6 feet to a nail and cap near the center of Airport Road; thence with Airport Road, the property line being near the center of said road, N. 49-25 E. 243 feet to a nail and cap; thence still with said road, N. 29-55 E. 33.15 feet to a bolt in the right of way of U. S. Highway I-385; thence with said highway, S. 45-31 E. 813.7 feet to the point of beginning.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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 licus and encumbrance: except as provided berein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagor forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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