

MORTGAGE OF REAL ESTATE BY A CORPORATION

Offices of Haynsworth, Perry, Bryant, Marion & Johnstone, Attorneys at Law, Greenville, S. C.  
GREENVILLE CO. S. C.

State of South Carolina  
COUNTY OF GREENVILLE

SEP 3 4 41 PM '77  
DONNIE S. ANGLISLEY  
S.C.

To All Whom These Presents May Concern: Ewing-Hungiville, a General Partnership,

and Ewing-Hungiville Realty & Construction, Inc. (herein called mortgagor) SENDS GREETING:

WHEREAS, the said mortgagor, Ewing-Hungiville, a General Partnership, and  
Ewing-Hungiville Realty & Construction, Inc.

a corporation chartered under the laws of the State of South Carolina, is well and truly indebted

to the mortgagee in the full and just sum of Forty Thousand, Three Hundred, Eighteen and 89/100  
(\$40,318.89)

Dollars, in and by its certain promissory note in writing, of even date herewith, due and payable  
in two (2) equal installments on October 5, 1975 and January 5, 1976

16.16



with interest from June 1, 1975, at the rate of Ten (10%)

percentum until paid; interest to be computed and paid at the same time as 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, 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 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 ten per cent of the indebtedness as attorney's fee, 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, 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 said note, and also in consideration of the further sum of Three Dollars to the said 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 said Ivester Electric Company, its Successors and Assigns:

ALL of Mortgagor's right, title and interest as Lessee in that certain Long Term Ground Lease of real estate situate in the County of Greenville, State of South Carolina and described on Schedule A attached hereto and made a part hereof. Said Long Term Ground Lease being evidenced by Memorandum recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 932 at page 109.

THIS Mortgage is junior and subsequent to that given by the Mortgagor herein to Wachovia Realty Investments dated December 20, 1971 and recorded in the R.M.C. Office for Greenville County, South Carolina in Mortgage Book 1217 at page 73 and the within Mortgage is junior and subsequent to the first One Hundred Thousand and No/100 (\$100,000.00) Dollars of principal and interest indebtedness secured by that certain Mortgage given by Mortgagor herein to The South Carolina National Bank by Mortgagee dated November 20, 1974 and recorded in the R.M.C. Office for Greenville County, South Carolina in Mortgage Book 1328 at page 151.

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