STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

in a sappring

una .

WHEREAS, C. E. RUNION

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

(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

Six Hundred Thousand and No/100------ Dollars (§ 600,000.00 ) due and payable According to the terms of a note dated and signed simultaneously herewith.

## 

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagoe 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 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, on South Carolina Highway # 14 near the Intersection with Suber Road according to a plat prepared by Kermit Gould and revised 12/15/82 and containing a warehouse and office space presently occupied by United Furniture Company, Inc., andhaving according to said plat the following metes and bounds to-wit:

BEGINNING on Highway 14 at the South corner of said property and running thence with the right of way of S. C. Highway 14, N. 15-10 W. 408.9 feet; thence continuing N. 15-46 W. 203.2 feet; thence continuing along the right of way, N. 17-01 W. 200 feet; thence N. 19-20 W. 100 feet; thence N. 20-18 W. 42.1 feet; thence leaving the right of way of S. C. Highway 14, S. 69-42 W. 35 feet; thence N. 22-00 W. 227.5 feet; thence S. 56-08 W. 163.5 feet to an old iron pin; thence S. 32-47 W. 220 feet to an old iron pin; thence S. 53-04 W. 220.43 feet to an iron pin; thence S. 55-11 W. 85.7 feet to an iron pin eight (8) feet from the center line of a Creek; thence with the center line of said Creek as the property line the following courses and distances; S. 19-03 W. 191.2 feet; thence S. 13-21 W. 100 feet; thence S. 13-21 W. 49.6 feet; thence N. 77-42 W. 32.2 feet; thence S. 3-36 W. 249.1 feet; thence S. 10-38 E. 121.5 feet; thence S. 12-38 W. 50.4 feet; thence N. 84-11 E. 787.3 feet to the beginning corner.

This is all that property received by the Mortgagor from Lee Way Motor Freight, Inc. recorded in the RMC Office for Greenville County, S. C. February 22, 1978, in Deed Book 1074 at Page 71 and A PART of that property received from Runion Manufacturing Co. Inc. recorded in the said RMC Office and recorded September 8, 1978 in Deed Book 1087 at Page 2.

STATE OF SOUTH CAROLINA
SOUTH CAPOUNA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
TAX
P88.1218

1 8 0. 0 0 \$\frac{1}{12}\$

023

 $\odot$ 

O

Together with all and singular rights, members, hereditaments, and apportenances to the same belonging in any way incident or apportning, 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 such fixtures and equipment, other than the used household furniture, be considered a part of the real estate.

O TO HAVE AND TO HOLD, all and suscular the said premises unto the Mortgagee, its heirs, socious and assigns, forever,

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described it 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 hers and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgager forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.