

MORTGAGE OF REAL ESTATE

WALKER, SMITH & COGSWELL CO., CHARLESTON, S. C. 14886-3-18-40

STATE OF SOUTH CAROLINA)

COUNTY OF SPARTANBURG)

COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN: X SEND GREETING:

WHEREAS, We, the said Tryon Builders' Supply Company, a Corporation duly organized and existing under and by virtue of the laws of the State of South Carolina, are well and truly indebted to W. S. Green, Tryon, North Carolina, in the sum of Sixteen Thousand and No/100 (\$16,000.00) Dollars, as evidenced by two promissory notes of even date herewith, in the amount of Eight Thousand and No/100 (\$8,000.00) Dollars, each, payable on demand, at Tryon Bank & Trust Company, Tryon, North Carolina, without offset, for value received, with interest after date, at six per cent per annum, payable annually, together with all expenses in collection, including ten per cent attorney's fees, in case of suit or collection, through an attorney, reference being thereto had, will more fully appear, and

WHEREAS, the execution of the aforesaid notes, and this mortgage deed securing the same, was duly authorized by a resolution of the Board of Directors of the said Tryon Builders' Supply Company, which resolution has been duly entered on the minutes of said Corporation, and reference being thereto had, will more fully appear.

NOW KNOW ALL MEN, That We the said Tryon Builders' Supply Company, a South Carolina Corporation in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said W. S. Green according to the terms of the said notes and also in consideration of the further sum of Three Dollars, to it, the said Tryon Builders' Supply Company in hand well and truly paid by the said W. S. Green at and before the sealing and delivery 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 W. S. Green, his heirs and assigns, the certain tracts or parcels of land situate in Spartanburg County, South Carolina, as follows:

First Tract: Beginning at a point in the margin of Highway 19 between Tryon and Spartanburg at J. E. Morgan's & Julian Calhoun's corner, and running thence South 76 degrees East (crossing said highway) 220 feet to a stake; thence North 21 deg. 50 min. East 208 feet to a stake; thence North 76 deg. 35 min. West 290 feet to a stake in Julian Calhoun's line; thence with Julian Calhoun's line South 2 deg. West 208 feet to BEGINNING, containing 1.2 acres, more or less. Being the property conveyed to Tryon Builders' Supply Company by J. T. Green, by deed recorded in Vol. 9-C, page 488, Office of R. M. C. for Spartanburg County, S. C.

Second Tract: Beginning at an iron pin, corner between Julian Calhoun and J. T. Green on the Greenville-Spartanburg County line; thence with Green's line S. 76.30 E. 208 feet to iron pin; thence S. 21.50 W. 208 ft. to iron pin on State Highway #19; thence along said highway S. 82.30 E. 150 ft. to line of Bob Parker; thence with his line S. 30.30 E. 300 ft. to iron pin; thence N. 62.00 E. 180 feet to iron pin in center of Asheville division of Southern Ry; thence along said Ry. N. 31.30 W. 600 ft. N. 18.30 W. 980 ft. to point on the Greenville-Spartanburg County line; thence along and with said County line S. 2.00 W. 1485 ft. to point of BEGINNING, and containing 11.9 acres, including Railway right of way. There is excepted from this tract the four acres of land conveyed to P. L. Barnette by deed recorded in Vol. 87-C, page 2, Office of R. M. C. for Spartanburg County, S. C. This tract is conveyed subject to the right of way agreement contained in the deed from P. L. Barnette to W. S. Green, dated Oct. 20, 1942, duly recorded in Office of R. M. C. for Spartanburg County, S. C.

The last tract described is the identical property conveyed to Tryon Builders' Supply Company by W. S. Green by deed dated November 16, 1942, which has been duly recorded in Office of R. M. C. for Spartanburg County, S. C.

Also a certain tract or parcel or land situate in Greenville County, S. C., as follows: Beginning at a point on Spartanburg-Greenville County line, said point being at corner of property now being used as plant of Tryon Builders' Supply Co, and Tryon-Landrum road and running N. 1.55 E. along the dividing line of above counties about 440 feet to a stone; thence S. 74.33 W. along line of P. L. Barnett about 435 ft. to northern boundary of highway; thence in an easterly direction with northern boundary of Highway to BEGINNING corner. The intent of this deed is to convey all of the land lying and being on Northern side of highway, as bounded by highway, P. L. Barnett and the old Henderson line. This tract was conveyed to Tryon Builders' Supply Co. by Tryon Title Company, Incorporated, by deed dated 1940, and recorded in Vol. 222, page 11, Office of R. M. C. for Greenville County, S. C.

There is excepted from the last tract above described the certain tract or parcel of land which has been previously sold to P. L. Barnette by Tryon Builders' Supply Co. by deed dated October 20, 1942, which has been duly recorded in Vol. , Page , Office of R. M. C. for Greenville County, South Carolina. This is a companion to a deed of trust to J. T. Arledge, Trustee, of even date, conveying property in N. C. as security for the above debt.