

MORTGAGE OF REAL ESTATE BY A CORPORATION  
 Offices of Kendrick & Stephenson, Attorneys at Law, Greenville, S. C.  
 FILED  
 GREENVILLE CO. S. C.

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State of South Carolina

COUNTY OF GREENVILLE

OLLIE FARNSWORTH  
 R. M. C.

To All Whom These Presents May Concern:

Peaco Corporation

(herein called mortgagor) SENDS GREETING:

WHEREAS, the said mortgagor, Peaco Corporation

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

Southern Bank and Trust Company, Greenville, S. C. to the mortgagee in the full and just sum of Two Hundred Fifty Thousand and no/100 (\$250,000.00)

Dollars, in and by its certain promissory note in writing, of even date herewith, due and payable as follows: Two Thousand Forty-Two and 80/100 (\$2,042.80) Dollars on the eighteenth day of July, 1963, and a like amount on the eighteenth day of each and every month thereafter until the eighteenth day of June, 1973, at which time the entire balance then due shall become due and payable; the aforesaid payments shall be first applied to interest and then to principal, the maker reserving the right to prepay any part or all of the balance due on any payment date provided any partial prepayment shall be in accordance with the amortization schedule,

with interest from date, at the rate of five & one-half (5½) percentum until paid; interest to be computed and paid monthly

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

Southern Bank and Trust Company, Greenville, S. C., its successors and assigns forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon lying and being on the northeasterly side of White Horse Road near the City of Greenville, S. C., and being shown on a plat entitled, "Piedmont and Northern Railway Company Plat showing property to be conveyed to Pearce-Young-Angel Company" as recorded in the RMC Office for Greenville County, S. C. in Deed Book 678, page 400, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of White Horse Road, joint front corner of property of the Greenville Freezer Storage, Inc. and running thence along said Greenville Freezer Storage, Inc. line N 48-15 E 250 feet to an iron pin in line of P. & N. Railway Company property; thence N 41-45 W 546.767 feet to an iron pin; thence S 48-15 W