

MORTGAGE OF REAL ESTATE—Offices of PYLE & PYLE, Attorneys at Law, Greenville, S. C.

BOOK 1150 PAGE 239

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

NOV 22 4 45 PM 1968

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, PIEDMONT EGG PRODUCERS ASSOCIATION, INC.

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

(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 Nine Thousand and no/100 -----

Dollars (\$9,000.00) due and payable

in monthly installments of \$402.96 beginning thirty days from date and a like amount each successive thirty days until paid in full, payments to apply first to interest and balance to principal.

with interest thereon from date at the rate of seven per centum per annum, to be paid monthly

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 Mortgagee 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, being shown as Lot 21 on Plat recorded in the R. M. C. Office for Greenville County in Plat Book G, Page 54, and Plat Book T, Page 99, and according to survey made by Piedmont Engineers & Architects, July 19, 1965, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the P & N Railway right of way and on the Northerly side of Scenic Drive and running thence N. 47-28 E., 208 feet to an iron pin on said right of way; thence leaving said right of way and through the center of Scenic Drive, S. 69-14 E., 286.85 feet; thence S. 54-55 W., 385 feet to an iron pin; thence N. 30-25 W., 211.1 feet to the point of beginning. Said lot being further designated as Lot 19, Block 2, Page P10 of the Greater Greenville Block Book.

This mortgage is junior in lien to a first mortgage on the above described premises held by mortgagee recorded in Mortgage Volume 1055, Page 341.

It is understood and agreed that any default in the terms of either the first or second mortgage will constitute default of both mortgages and the mortgagor would have a right to proceed as advised.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 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 liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 74 PAGE 218

SATISFIED AND CANCELLED OF RECORD
27 DAY OF May 1968
Beanie S. Tank
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 4:23 O'CLOCK P. M. NO. 32712