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DEC 13 10 42 AM 1968

BOOK 1112 PAGE 231

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OLLIE FARM NORTH
R.M.C. MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ASHMORE PROPERTIES, INC., a South Carolina corporation

(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 Two Hundred Forty Thousand and No/100----- Dollars (\$240,000.00) due and payable

one (1) year from date,

with interest thereon from date at the rate of 7 per centum per annum, to be paid: semi-annually.

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 piece, parcel or lot of land, together with buildings and improvements now or hereafter constructed thereon, situate, lying and being on the North-western side of South Pleasantburg Drive (South Carolina Highway No. 291) and on the Southeastern side of Mauldin Road (formerly known as Parkins Mill Road) in the City of Greenville, Greenville County, South Carolina, containing 147,117 square feet, being shown as the Property of Ashmore Properties, Inc., on a Plat thereof made by Carolina Engineering & Surveying Company, dated April 13, 1968, revised May 2, 1968, and recorded in the RMC Office for Greenville County, S. C., in Plat Book ZZZ, page 127, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southeastern side of Mauldin Road (said iron pin being located N. 48-33 W., 130 feet and N. 45 W., 45 feet from the Northeastern corner of the intersection of Mauldin Road with South Pleasantburg Drive) and running thence along the Southeastern side of Mauldin Road, the following courses and distances: N. 39-17 W., 99 feet to an iron pin, N. 34-17 W., 77.5 feet to an iron pin, and N. 30-43 W., 77.5 feet to an iron pin; thence along the line of the B. P. Mitchell property, N. 46-37 E., 301.2 feet to an iron pin; thence continuing along the line of said property, N. 47-08 E., 161.9 feet to an iron pin; thence crossing a 20-foot service alley and along the line of property leased to Ye Olde Fireplace, S. 43-30 E., 298 feet to an iron pin on South Pleasantburg Drive; thence along the Northwestern side of South Pleasantburg Drive, S. 35-02 W., 100 feet to an iron pin; thence along said side of said Drive, S. 32-09 W., 100 feet to an iron pin; thence continuing along said side of said Drive, S. 29-32 W., 98.9 feet to an iron pin; thence along the line of a lot leased to Crown Central Petroleum Corporation, N. 83-37 W., 104.3 feet to an iron pin; thence continuing along the line of said property, S. 56-30 W., 134.4 feet to an iron pin on Mauldin Road, the beginning corner.

The above described property is a part of the same conveyed to the Mortgagor herein by deed of Sue C. Ashmore dated December 13, 1968, to be recorded herewith.

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.

PAID IN FULL & SATISFIED, this 1 day of July 1968.

Southern Bank and Trust Company
Greenville, South Carolina

By: *[Signature]*
Witness: *[Signature]*

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M. NO. 505
GREENVILLE COUNTY, S. C.
AUG 25 1968