

P. I. C. LOAN NUMBER

5156145

State of South Carolina, } ss.  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
MAR 6 3 35 PM '69  
OLLIE FARNSWORTH  
R. M. O.

THIS MORTGAGE, made the 1st day of March 1969, between GARRETT, WENCK & GARRETT, INC., a corporation organized and existing under the laws of the State of South Carolina, having its principal place of business in

the County of Greenville, State of South Carolina, hereinafter called Mortgagor, and THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, a New Jersey corporation, having its principal office in Newark, New Jersey, hereinafter called Mortgagee,

WHEREAS, Mortgagor is indebted to Mortgagee for money loaned, to secure the payment of which Mortgagor has executed and delivered to Mortgagee a note of even date herewith, in the principal sum of Fifty Thousand and No/100-----

Dollars (\$50,000.00),

payable to the order of Mortgagee at its aforesaid principal office or at such other place as the holder thereof may designate in writing, said principal sum being payable as set forth in said note with interest at the rate set forth therein, the balance of said principal sum with interest thereon maturing and being due and payable on the 5th day of April 1984, to which note reference is hereby made.

NOW, THEREFORE, Mortgagor, in consideration of the aforesaid debt, and also in consideration of the further sum of Three Dollars to him in hand paid by Mortgagee, receipt whereof is hereby acknowledged, and for the purpose of securing (1) payment of said indebtedness as in said note provided, (2) payment of all other moneys secured hereby and (3) the performance of all the covenants, conditions, stipulations and agreements herein contained, does by these presents grant, bargain, sell and release to Mortgagee, its successors and assigns, the following described real estate situated in the County of Simpsonville, Greenville, County, South Carolina:

ALL that piece, parcel or lot of land together with buildings and improvements situate, lying and being on the Eastern side of U. S. Highway No. 276 near Simpsonville, in Greenville County, South Carolina, being shown on a Plat of the Property of Wal-Tuo, Inc., made by Carolina Engineering & Surveying Co., dated December 2, 1968, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Eastern edge of the right of way of U. S. Highway No. 276 at the corner of property owned by Blake P. Garrett, David H. Garrett, and others (said iron pin being located 232.8 feet from the curve of the Northeastern corner of the intersection of U. S. Highway No. 276 with Curtis Street), and running thence along the right of way of U. S. Highway No. 276, N. 36-30 W., 53.2 feet to an iron pin; thence continuing along the right of way of U. S. Highway No. 276, N. 53-30 E., 25 feet to an iron pin; thence continuing along the Eastern edge of the right of way of U. S. Highway No. 276, N. 36-30 W., 56.2 feet to an iron pin; thence running a new line through Lot No. 18 on a Plat of the Property of Rex L. Carter and Leo H. Hill, N. 26-13 E., 171 feet to an iron pin; thence with a stream as the line, the traverse line being N. 14-08 E., 169 feet to an iron pin; thence S. 39-30 E., 314.3 feet to an iron pin; thence along the line of property owned by Blake P. Garrett, David H. Garrett, and others, S. 57-42 W., 325.7 feet to an iron pin, the beginning corner.

A portion of the above described property is shown on a Plat of a Survey for Georgia M. Bannister & Gladys M. Lynch, recorded in the RMC Office for Greenville County, S. C., in Plat Book BBB, page 31, all of property conveyed to Wal-Tuo, Inc. by deed of Woodside Mills recorded in the RMC Office for said County and State in Deed Book 790, page 181, and a small portion of Lot No. 18 on a Plat of the Property of Rex L. Carter and Leo H. Hill recorded in the RMC Office for Greenville County, S. C., in Plat Book KK, page 159.

The Mortgagor covenants that the parking area and drives containing approximately 8,000 square feet shall be maintained constantly and that without the prior written consent of the Mortgagee no buildings or other structures shall be erected thereon.

The Mortgagor further covenants that it will furnish to the Mortgagee its certified annual balance sheet and profit and loss statement within four months of the close of each calendar or fiscal year during the term of this mortgage.

The Original Instrument is Recorded in R.M.O. 1119 Page 92.