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GREENVILLE CO. S. C.  
JUN 2 4 04 PM '69  
OLLIE FARNSWORTH  
R. M. C.

BOOK 1127 PAGE 274

P. I. C. LOAN NUMBER  
5-156-231

State of South Carolina, } ss.  
COUNTY OF GREENVILLE

THIS MORTGAGE, made the 22nd day of May, 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 One Hundred Eighty Thousand and No/100----- Dollars (\$ 180,000.00 )

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 01st day of May 19 84, 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~~ near the TOWN of Simpsonville, Greenville County, South Carolina:

ALL that piece, parcel or tract of land, together with buildings and improvements situate thereon, containing 6.00 acres, more or less, lying on the Southwestern side of U. S. Highway No. 276 near the intersection thereof with West Georgia Road in Austin Township, Greenville County, South Carolina, being shown on a plat entitled "Property of Garrett, Garrett & Langston", made by C. O. Riddle, RLS, dated May 22, 1969, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-B, page 53, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an Iron pin at the Northwesternmost corner of property conveyed to Blake P. Garrett, et al, by deed of C. C. Garrett, Sr., as shown on a plat recorded in the RMC Office for Greenville County, S. C., in Plat Book 4-A, page 1, said Iron pin being located on the Southwestern side of U. S. Highway No. 276, and running thence S. 76-41 W., 798.6 feet to an Iron pin in or near a branch; thence with said branch as the line, the following traverse courses and distances: S. 14-12 E., 143 feet to an Iron pin; S. 61-51 E., 97.8 feet to an Iron pin, and S. 16-47 W., 110.1 feet to an Iron pin in the Blakely Road; thence a line in the Blakely Road, S. 51-59 E., 11 feet to an Iron pin; thence N. 76-30 E., 901.9 feet to an Iron pin on the right of way of U. S. Highway No. 276; thence along the Southwestern side of the right of way of U. S. Highway No. 276, N. 36-20 W., 335.5 feet to an Iron pin, the beginning corner.

The Mortgagor covenants that the parking area and drives containing approximately 40,000 square feet shall be maintained constantly and that without the prior written consent of the beneficiary no buildings or other structures shall be erected thereon and no new buildings or additions to existing buildings shall be erected on the remainder of the security.

The Mortgagor herein covenants that it will furnish to the Mortgagee each year a signed itemized statement of annual income and expense with respect to the premises herein conveyed within 4 months after the close of each fiscal or calendar year.