

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

FILED  
GREENVILLE CO. S. C.  
MORTGAGE OF REAL ESTATE

BOOK 1146 PAGE 193

JAN 15 4 34 PM '70  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH  
R. M. C.

WHEREAS, RUNION MANUFACTURING COMPANY, INC.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE PEOPLES NATIONAL BANK OF 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

Five Hundred Thousand & No/100----- Dollars (\$ 500,000.00) due and payable

\$100,000.00 one year from date of first disbursement and \$100,000.00 on the same day of each month thereafter until paid in full.

with interest thereon from date at the rate of 9% 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 Mortgagee 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, located on Wade Hampton Boulevard (U. S. Highway 29) near the Town of Greer, according to a plat prepared on May 23, 1967, as property of Charles E. Runion by John A. Simmons, Registered Surveyor #2212 of Greer, South Carolina, containing 5.22 acres, and being more particularly described as follows:

BEGINNING at an old iron pin at the corner of Wade Hampton Boulevard and Old Buncombe Road (State Highway 136) at the right of way corner of said roads and running thence South 29-11 East 350.5 feet along old Buncombe Road; and thence continuing along said road South 29-57 East 75 feet to a point on said road; thence continuing South 30-46 East 75 feet to the intersection of said Old Buncombe Road and Old Chick Springs Road; thence with the right of way of said Old Chick Springs Road South 68-14 West 200 feet; thence continuing with Chick Springs Road South 69-44 West 200 feet; thence continuing with said right of way South 69-34 West 73.7 feet to an old iron pin at the corner of Old Chick Springs Road and Pearson Street; thence with Pearson Street right of way North 28-40 West 476.3 feet to an iron pin at the right of way line at the corner of said Pearson Street and Wade Hampton Boulevard (U. S. Highway 29); thence along the right of way of said Wade Hampton Boulevard North 66-14 East 463.6 feet to the beginning corner.

Together with all and singular rights, members, hereditaments, 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.