

GREENVILLE CO. S. C.

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BOOK 1177 PAGE 233

MORTGAGE OF REAL ESTATE - Office of J. J. Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.
OLIVE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Adams, Inc.

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Citizens and Southern National Bank of 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

--One hundred ninety-eight thousand and no/100---DOLLARS (\$ 198,000.00),

with interest thereon from date at the rate of -8- per centum per annum, said principal and interest to be repaid: (a) One note in the amount of \$48,000.00 to be repaid in monthly

installments of \$1171.90 each beginning February 4, 1971, and the first day of each month thereafter until January 4, 1972 at which time the entire unpaid balance will be due and payable, said monthly payments to be applied first to the payment of interest and then to the payment of principal with the privilege of anticipating all or any part of the unpaid balance at anytime. (b) One note in the amount of \$150,000.00 to be repaid in one single installment due twelve months from date with the privilege of anticipating all or any part of the unpaid balance at anytime.

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, on the eastern side of the present U. S. Highway 29 and on western side of Old U. S. Highway 29 now known as Grove Road, near the City of Greenville and being shown as Tracts 6, 7, 1 and 2 on a plat of the property of Lavinia B. Chapman dated April, 1959, prepared by Dalton & Neves and revised April, 1964 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the right of way of the present U. S. Highway 29 which is 14 feet northwest of a concrete monument on the right of way of Old U. S. Highway 29 (Grove Road) and running thence N 80-58 W 197.5 feet to an iron pin on right of way of present U. S. Highway 29; running thence N 15-54 E 1093.2 feet to an iron pin at the joint corner of Lots 2 and 3 on the referred to plat and running thence with the joint line S 64-55 E 380 feet to an iron pin on Old U. S. Highway 29 (Grove Road); thence S 25-05 E 667 feet to an iron pin; thence N 64-55 E 13.5 feet to an iron pin; thence S 25-05 E 356.5 feet to an iron pin, the point of beginning.

These are the same lots conveyed to the mortgagor by deeds as follows:

- Lot 1 - Deed Book 717, page 395
- Lot 6 - Deed Book 746, page 512
- Lot 2 - Deed Book 782, page 251
- Lot 7 - Deed Book 799, page 149

It is understood that the execution of this mortgage is duly authorized by a proper Resolution of the Board of Directors of Adams, Inc.

It is understood and agreed by and between the mortgagor and the mortgagee that this mortgage shall secure not only payment of the two aforesaid notes but shall also secure any extensions and/or renewals if any, other debts now existing between the parties and any other indebtedness hereafter agreed upon by and between the parties.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or 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.

For address Tracts 2 + 7 see R. E. M. Book 1213 page 345.