

FILED
GREENVILLE CO. S. C.

JAN 17 4 23 PM '71

BOOK 1177 PAGE 599

OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA,

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

xx RICE-CLEVELAND COMPANY

of the City of Greenville, State of South Carolina, hereinafter spoken of as the Mortgagor, send greetings:

WHEREAS, the said Mortgagor is justly indebted to AIKEN LOAN & SECURITY COMPANY, a corporation organized and existing under the laws of the State of South Carolina, hereinafter spoken of as the Mortgagee, in the sum of One Hundred Twenty Thousand and No/100 DOLLARS lawful money of the United States of America, secured to be paid by certain note or obligation, bearing even date herewith, conditioned for payment at the principal offices of the said AIKEN LOAN & SECURITY COMPANY, in the City of Florence, in the State of South Carolina, of the sum of One Hundred Twenty Thousand and No/100 DOLLARS in words and figures as follows:

due and payable in amortized monthly installments in the sum of \$1,264.00 each, commencing on February 1, 1971, and on the first day of each month thereafter in the sum of \$1,264.00 until paid in full, all payments to apply first to interest at the rate of 10 and 1/2% per annum with balance to principal, with the balance due in full on January 1, 1988.

NOW, KNOW ALL MEN, that the said Mortgagor, in consideration of the said debt and sum of money mentioned in the said note and for the better securing the payment of the said sum of money mentioned in the said note or of any renewal or extension thereof, with interest thereon, and also for and in consideration of the sum of One Dollar in hand paid by the said Mortgagee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released and by these presents does grant, bargain, sell, convey and release unto the said Mortgagee and to its successors, legal representatives and assigns forever:

ALL that piece, parcel or lot of land near the City of Greenville, in Greenville County, South Carolina, situate, lying and being on the Western side of Commercial Drive near the intersection thereof with Industrial Drive in Pleasantburg Industrial Park being shown on a plat of a Survey for Pleasantburg Industrial Park made by Piedmont Engineering Service dated January, 1963, revised April 30, 1963, and recorded in the RMC Office for Greenville County, S. C., in Plat Book DDD, page 67, and having according to a plat for Rice-Cleveland Company dated December 17, 1970, made by Alex A. Moss, RLS, recorded in the RMC Office for said County and State in Plat Book 4H, page 149, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Western side of Commercial Drive at the corner of property known as the J. C. Penney & Co. Warehouse tract, and running thence along the line of said property, N. 75-05 W., 200 feet to an iron pin; thence N. 14-55 E., 250 feet to an iron pin at the corner of property now or formerly owned by Universal Equipment Company; thence along the line of said lot, S. 75-05 E., 200 feet to an iron pin on Commercial Drive; thence along the Western side of Commercial Drive, S. 14-55 W., 250 feet to an iron pin the beginning corner, together with all buildings and improvements thereon.

Together with and in addition to the monthly payments of principal and interest payable under the terms of the note secured hereby, the mortgagor covenants and agrees to pay to the mortgagee on the first day of each month until the said note is fully paid, a sum equal to the premiums that will next become due and payable on policies of fire and other hazard insurance covering the mortgaged property, plus taxes and assessments next due on the mortgaged property (all as estimated by the mortgagee), less all sums already paid therefor, divided by the number of months to elapse before one month prior to the date when such premiums, taxes and assessments will become delinquent, such sums to be held by the mortgagee in trust to pay said premiums, taxes and special assessments, without interest.

This Mortgage Assigned Home Security Life Insurance Company
From Aiken Loan & Security Company
on 1st February 19 71 Document recorded
in Vol. 1180 Mortgages on Page 368
This 10th of February 19 71, # 18544