STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAY 11 1971
Mrs. C. [illegible]worth
R. M. C.

BOOK 1190 PAGE 241

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, John Perkins Industries, Inc., a South Carolina Corporation,

(hereinafter referred to as Mortgagor) is well and truly indebted unto E. L. Jones & Son, Inc.

Security Agreement (Installment Sale Contract)

(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 Two Hundred Twenty-four Thousand Ninety-two and 80/100---------- Dollars ($ 224,092.80) due and payable in ninety-six consecutive monthly installments of Two Thousand Three Hundred Thirty-four and 30/100 ($2,334.30) Dollars each as set out in a Security Agreement (Installment Sale Contract) executed by the parties hereto simultaneously with this mortgage. The first monthly installment to be paid on the 1st day of March, 1969.

with interest thereon ~~from date at the rate of~~ as set out in said Security Agreement (Installment Sale Contract)

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, being approximately one (1) mile east of Donaldson Industrial Park and having according to a plat of property of "John Perkins Industries, Inc." dated December 2, 1968, prepared by Carolina Engineering & Surveying Co. the following metes and bounds, to-wit:

BEGINNING at a point in the center of Antioch Road, being 271.26 feet southwest from the intersection of the center line of the Fork Shoals Road and Antioch Road, and running thence along the center of Antioch Road, S. 49-07 W. 350 feet to a point in the center of said Road; thence continuing along the center of Antioch Road, S. 51-42-30 W. 250 feet to a point in the center of said Road; thence along a line of land of Maude P. Willimon, N. 40-50 W. 592.83 feet to a point; thence N. 49-07 E. 760.18 feet to a point; thence along a line of land of Antioch Church, S. 26-0 E. 624.93 feet to the point of beginning and containing 9.4 acres, more or less, and being the same property conveyed by the City of Greenville and the County of Greenville to John Perkins Industries, Inc. by deed dated December 4, 1964, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 763, at page 511.

IT is specifically understood that the lien of this mortgage is junior to a prior mortgage covering said property executed by John Perkins Industries, Inc. to E. L. Jones & Son, Inc. on June 27, 1967, in the original sum of One Hundred Nineteen Thousand Forty and no/100($119.040.00) Dollars and assigned on June 27, 1967, by E. L. Jones & Son, Inc. to Butler Finance Company, said mortgage and assignment being recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1063, at page 575.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

ASSIGNMENT

FOR VALUE RECEIVED, E. L. Jones & Son, Inc. hereby assigns, transfers and sets over to Butler Finance Company the within mortgage.

Dated this 3rd day of February, 1969.

In the Presence of:

E. L. JONES & SON, INC.

BY: _____ (SEAL)
D. O. Jones, Vice President

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