

MORTGAGE OF REAL ESTATE—Office of Price & Poag, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

PACKER INDUSTRIES CORPORATION

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

WHEREAS, the Mortgagor is well and truly indebted unto NEAL G. HELMS

(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

TWENTY-ONE THOUSAND TWO HUNDRED FORTY AND NO/100----- DOLLARS (\$21,240.00),
due and payable Eight Thousand Seven Hundred Forty Dollars (\$8,740.00) on or before
February 3, 1972, and the balance of Twelve Thousand Five Hundred Dollars (\$12,500.00)
on or before March 3, 1972, all payments due and payable in Charlotte, North Carolina,

March 3, 1972 (7%)
with interest thereon from ~~the~~ at the rate of seven/ per centum per annum, to be paid: Monthly.

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,

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, in the City of Greenville, at the Southeast corner of the intersection of River Street and Hammond Street, being shown by plat of the property of Convenience, Inc., prepared by Dalton & Neves, Engineers, February, 1946, recorded in the R.M.C. Office for Greenville County in Plat Book V, Page 183, and having the following courses and distances, to-wit:

BEGINNING at an iron pin at the Southeast corner of the intersection of River Street and Hammond Street and running thence along the Eastern side of River Street, S. 27-46 W. 116.9 feet to an iron pin on the Eastern side of said street; thence continuing with the Eastern side of said street, S. 22-19 W. 13.2 feet to an iron pin at the corner of property belonging now or formerly to Modern Industries; thence along the line of property belonging to Modern Industries, S. 67-11 E. 154.5 feet to an iron pin; thence continuing with the line of property belonging to Modern Industries, S. 30-11 W. 23.3 feet; thence continuing with the line of property of Modern Industries, S. 26-22 E. 82.8 feet to an iron pin; thence N. 63-20 E. 111.8 feet to an iron pin on the Southwestern side of Hammond Street; thence along the Southwestern side of Hammond Street, N. 26-22 W. 123 feet to an iron pin on the Southwestern side of said street; thence continuing with the Southwestern side of said street, N. 27-16 W. 43 feet to an iron pin at a bend in said street; thence continuing with the Southwestern side of said street, N. 62-24 W. 154 feet to an iron pin at the Southeastern corner of the intersection of said Hammond Street with River Street, the beginning corner; being the same property conveyed to the Mortgagor by the deed of W. V. Wall, Trustee, recorded in the said R.M.C. Office in Deed Book 910, at Page 289.

(CONTINUED ON BACK PAGE)

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.