

...Mortgage, BEING (S) CREDITING
...of South Carolina
...of even date herewith, the
...dollars (\$50,000.00)
...percentum per annum, said principal and interest to be
of and in any part of the unpaid balance at any time.

WHEREAS the mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be required for the mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose.

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 or hereafter, made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) for 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 parcel 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 1 and 6 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 Southeastern side of U. S. Highway 29 at the joint front corner of Lots 1 and 2, and running thence with the line of Lot 2, S. 64-55 E. 347.7 feet to an iron pin on present U. S. Highway 29 (Old Grove Road) and running thence with present U. S. Highway 29, N. 25-05 E. 467.5 feet to an iron pin; thence N. 64-55 W. 13.5 feet to an iron pin; thence S. 25-05 W. 156.5 feet to an iron pin at the joint front corner of Lots 6 and 7; thence with the line of Lot 7, N. 69-44 W. 231 feet to an iron pin on U. S. Highway 29; thence with said right-of-way of U.S. Highway 29, N. 15-54 E. 651.7 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed book 717, Page 395 and Book 746, Page 512 in the RMC Office for Greenville County.

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

It is also understood by and between the mortgagor and mortgagee that this mortgage shall be of equal lien with that mortgage of Adams, Inc. to Citizens and Southern National Bank in the original amount of \$198,000.00 dated Jan. 4, 1971, and recorded in Mortgage Book 1177, Page 233, in the RMC Office for Greenville County, said mortgage being recorded January 6, 1971. Together with all and singular the rights, tenures, improvements, 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.