

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

BOOK 1254 PAGE 153

OCT 20 12 15 PM '72
ELIZABETH RIDDLE
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Med-Structs, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Peoples National Bank of Greenville, its successors and assigns forever

(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

Eighteen Thousand Five Hundred and no/100----- Dollars (\$ 18,500.00) due and payable

November 19, 1972

with interest thereon from date at the rate of Eight(8%) per centum per annum, to be paid: at maturity

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 known and designated as Lots 1, 2, and 3 of American Legion Property and having according to the plat prepared for the within Mortgagors by Kermit T. Gould, R. L. S. on December 27, 1971 as having the following metes and bounds to-wit:

Lot 1 BEGINNING at the joint front corner of Lots 1 and 2 on American Legion Road and running thence N. 72-53 W. 150 feet to an iron pin, thence N. 82-53 W. 185 feet to an iron pin, thence N. 29-13 W. 55 feet to a hub, thence N. 43-21 W. 145.4 feet to an iron pin, thence S. 72-17 E. 305.33 feet to an old iron pin and continuing along S. 72-17 E. 205.33 feet to an iron pin, thence along American Legion Road S. 14-19 W. 80 feet to the point of beginning.

Lot 2 BEGINNING at the joint front corner of Lots 2 and 3 on American Legion Road and running thence N. 73-06 W. 150 feet to an iron pin, thence N. 87-53 W. 116.80 feet to an iron pin, thence N. 20-13 W. 98 feet to an iron pin, thence S. 82-53 W. 185 feet to an iron pin, thence S. 72-53 W. 150 feet to an iron pin on the bank of American Legion Road, thence along American Legion Road S. 24-37 W. 80 feet to the point of beginning.

Lot 3 BEGINNING at the joint front corner of Lots 2 and 3 and running thence N. 73-06 W. 150 feet to an iron pin, thence N. 87-53 W. 116.80 feet to an iron pin on the bank of Frohawk Creek, thence along the meanders of Frohawk Creek S. 11-32 E. 141.26 feet to a hub, thence S. 23-13 E. 73 feet to a hub, thence S. 38-50 E. 108.80 feet to an iron pin, thence along American Legion Road N. 29-28 E. 224.15 feet to an iron pin, thence N. 27-33 E. 55.37 feet to the point of beginning.

This conveyance is subject to the sanitary sewer right-of-way and Duke Power Co right-of-way as shown on said plat.

The within described mortgage is junior to the previous mortgages conveyed by the within Mortgagors to the within Mortgagee on May 4, 1972, May 24, 1972 and July 28, 1972 which are duly recorded in Mortgagor Books 1232 at Page 373, 1234 at Page 285 and 1242 at Page 609 in the R. M. C. Office for Greenville County.

The within Mortgagors and Mortgagee hereby covenant and agree to release the within described lots on a lot release basis as the aforesaid first mortgages are paid and released.

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

For Extension Agreement see R. E. M. Book 1263 page 32
For Release of Plat 3 see R. E. M. Book 1256 page 578