

REGULATION NO. 22
COMPLIED WITH *jc*

BOOK 1262 PAGE 172

MORTGAGE OF REAL ESTATE BY A CORPORATION

Office of Kendrick, Stephenson & Johnson, Attorneys at Law, Greenville, S. C.

GREENVILLE, CO. S. C.

Dec 29 11 47 AM '72

ELIZABETH RIDDLE
R.M.C.

State of South Carolina
COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

EMERY INDUSTRIES, INC. (herein called mortgagor) SENDS GREETING:

WHEREAS, the said mortgagor, Emery Industries, Inc.

a corporation chartered under the laws of the State of _____, is well and truly indebted

to the mortgagee(s) William J. Greer and Doyle E. Greer

in the full and just sum of One Hundred Nine Thousand Two Hundred Sixty and no/100 (\$109,260.00)

Dollars, in and by its certain promissory note in writing, of even date herewith, due and payable as set forth in note of even date herewith,

~~with interest from~~ ~~to the rate of~~
~~percentum until paid; interest to be computed and paid~~

until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of its interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses, including ten per cent of the indebtedness as attorney's fee, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That the said mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee, according to the terms of said note, and also in consideration of the further sum of Three Dollars to the said 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 said

William J. Greer and Doyle E. Greer, their heirs and assigns forever:

All that certain piece, parcel or lot of land with the improvements thereon, lying and being on the northwesterly side of Greer Road near the Town of Mauldin, S. C., containing 12.14 acres and having according to plat entitled "Survey for Tylon Chemicals Div., Emery Industries, Inc." made by Campbell & Clarkson, dated November 17, 1972, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Greer Road, which pin is located 672.1 feet in a southwesterly direction from S. C. Highway 14 (Laurens Road) and also being the joint front corner of property of the mortgagees herein and running thence

(Continued on Reverse Side)