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MORTGAGE OF REAL ESTACE SHAVELLES CO., Sho Cuton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

Jul 27 2 11 PH '73

DONNIE S.TAHKERSLEY

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Threatt-Maxwell Enterprises, Inc. (hereinalier referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto

First Piedmont Mortgage Company, Inc. (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 Thousand and No/100----- DOLLARS (\$ 200,000.00), with interest thereon from date at the rate of 9 per centum per annum, said principal and interest to be repaid: on or before six months from date

The undersigned have also entered into a loan agreement with First Piedmont Mortgage Company, Inc. dated May 15, 1973. Any default under the terms thereof will constitute a default hereunder.

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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, 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 shown and designated as a tract containing 1.64 acres, according to a plat entitled "Survey for Threatt-Maxwell Enterprises, Inc." made by Piedmont Engineers, Architects, Planners, dated January 30, 1973, and recorded in the RMC Office for Greenville County in Plat Book

42 at Page 62. According to said plat the property is more fully described as follows:

BEGINNING at an iron pin at the intersection of Brook Glenn Road and the Southern right-of-way of Seaboard Coastline and running thence along Brook Glenn Road, S. 20-25 E. 11.85 feet to an iron pin; thence leaving said road and running along the line of other property of mortgagor, the following courses and distances: S. 68-06 W. 34.5 feet to an iron pin; thence S. 66-47 W. 100 feet, S. 64-50 W. 100 feet, S. 62-55 W. 100 feet, S. 60-59 W. 100 feet, S. 59-03 W. 100 feet, S. 57-07 W. 100 feet, S. 55-08 W. 100 feet and S. 53-12 W. 100 feet to an iron pin; thence N. 27-30 W. 189.2 feet to an iron pin on Seaboard Coast Line railroad right-of-way; thence with said right-of-way, N. 72-02 E. 91.65 feet to an iron pin; thence continuing with said right-of-way, N. 73-05 E. 755.15 feet to an iron pin, the point of beginning.



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.

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