

MORTGAGE OF REAL ESTATE Offices 4 by Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

DONNIE S. TANNERSLEY
R.M.C.

Love, T. ...
and Arnold

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: **B-T-M Corporation**

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

WHEREAS, the Mortgagor is well and truly indebted unto **Aiken Speir**

(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 **Four Hundred Thousand and**

No/100ths----- DOLLARS (\$400,000.00),

with interest thereon from date at the rate of **8½** per centum per annum, said principal and interest to be repaid:

Payable in equal monthly installments of \$3,471.29, payable first to interest then to principal, payments to be due on the first day of each month beginning with the first day of February, 1974 until paid in full; all interest not paid when due to bear interest at the same rate as principal.

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, **on the northwestern side of Anderson Road (S. C. Highway 81) near the City of Greenville, being a portion of the Lots 23 and 24 as shown on a revised plat of the property of J. R. Yown, recorded in Plat Book H at page 49, in the RMC Office for said County, and having according to survey made by Aaron M. Thompson, dated November 6, 1968, the following metes and bounds:**

BEGINNING at an iron pin on the northwestern side of Anderson Road (S. C. Highway 81) 440 feet northeast from White Horse Road at corner of other property of the mortgagor, and running thence with the northwestern side of said Road, N. 38-54 E. 183.8 feet to an iron pin in line of other property of the mortgagor; thence with line of said property, N. 27-00 W. 408.4 feet to an iron pin; thence S. 62-07 W. 71.29 feet to an iron pin; thence S. 62-15 W. 200.59 feet to an iron pin; thence S. 26-34 E. 400.36 feet to an iron pin; thence S. 34-29 E. 16.9 feet to an iron pin at corner of other property of the mortgagor; thence with line of said property, N. 38-54 E. 70.2 feet to an iron pin; thence continuing with line of said property, S. 51-06 E. 100 feet to the beginning corner.

Mortgagor herein agrees to carry hazard insurance upon the mortgaged premises in such amounts and with such companies as the mortgagee or its successors or assigns which from time to time designate.

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 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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