

Mortgagee's Address: The C & S National Bank of South Carolina, Camperdown Way, Greenville, S. C.

GREENVILLE CO. S.C. REAL ESTATE MORTGAGE

SEP 13 12 37 PM '78

DONNIE S. TANKERSLEY  
R.M.C.

BOOK 1444 PAGE 879

State of South Carolina,

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

FURMAN FOOD SYSTEMS, INC.

WHEREAS, \_\_\_\_\_ the said \_\_\_\_\_  
hereinafter called Mortgagor, in and by \_\_\_\_\_ its \_\_\_\_\_ certain Note or obligation bearing  
even date herewith, stand indebted, firmly held and bound unto THE CITIZENS AND SOUTHERN  
NATIONAL BANK OF SOUTH CAROLINA, hereinafter called Mortgagee, in the full and just principal  
sum of Two Hundred Twenty-Five Thousand and No/100 Dollars (\$ 225,000.00 ),  
with interest thereon payable in advance from date hereof at the rate of 10 % per annum; the prin-  
cipal of said note together with interest being due and payable in ( 60 ) monthly  
installments ~~as follows:~~

[Monthly, Quarterly, Semiannual or Annual]

Beginning on the first day of October, 1978, 19\_\_\_\_, and on the same day of  
each month thereafter as provided in the note ~~period thereafter, the sum of~~  
\_\_\_\_\_ Dollars (\$ \_\_\_\_\_)

~~and the balance of said principal and interest shall be paid on the anniversary of \_\_\_\_\_~~

The aforesaid payments are to be applied first to interest at the rate stipulated above and the balance  
on account of unpaid principal. Provided, that upon the sale, assignment, transfer or assumption of this  
mortgage to or by a third party without the written consent of the Bank, the entire unpaid balance of the  
note secured by this mortgage, with accrued interest, shall become due and payable in full or may, at  
the Bank's option, be continued on such terms, conditions, and rates of interest as may be acceptable  
to the Bank.

Said note provides that past due principal and/or interest shall bear interest at the rate of 10 %  
per annum, or if left blank, at the maximum legal rate in South Carolina, as reference being had to said  
note will more fully appear; default in any payment of either principal or interest to render the whole debt  
due at the option of the mortgagee or holder hereof. Forbearance to exercise this right with respect to  
any failure or breach of the maker shall not constitute a waiver of the right as to any subsequent failure  
or breach. Both principal and interest are payable in lawful money of the United States of America, at

the office of the Mortgagee in Greenville, South Carolina, or at such other place as  
the holder hereof may from time to time designate in writing.

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 the 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 said Mortgagee at and before the sealing and delivery of these pres-  
ents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these  
presents DO GRANT, bargain, sell and release unto the said Mortgagee the following described real estate,  
to-wit:

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ALL that piece, parcel or lot of land, with improvements thereon, situate, lying and  
being in Greenville County, South Carolina, located on the western side of U. S.  
Uhigway 25 and 276 (also known as Buncombe Road), at the intersection of Perry  
Road (also known as Duncan Chapel Road), being shown as Lot 7 and a portion of Lot 8,  
according to plat entitled "Property of P. L. Bruce" by Dalton & Neves, dated  
February 1956, recorded in the R.M.C. Office for Greenville County, S. C. in Plat  
Book EE, at Page 22, and being described according to plat entitled "Survey for  
Furman Food Systems, Inc." by W. R. Williams, Jr., Engineer/Surveyor, dated  
January 31, 1978, as follows:

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BEGINNING at an old iron pin on the western side of U. S. Highway 25 and 276 at  
the joint corner of property of Chatos and running thence along the southwestern  
right of way of U. S. Highway 25 and 276, S. 38-56 E. 86.9 feet to an old iron pin  
at or near the intersection of Perry Road; thence continuing with Perry Road,  
the chord of which is S. 13-49 E. 45.2 feet to an iron pin; continuing thence  
along the northwestern side of Perry Road, S. 11-22 W. 64.5 feet to an iron pin;  
thence S. 19-22 W. 77 feet to an iron pin; thence S. 27-48 W. 92.8 feet to an iron  
pin; thence S. 44-56 W. 44.3 feet to an iron pin at the corner of property of  
Batson; running thence along the line of property of Batson, N. 39-00 W. 136.6  
feet to an iron pin; thence S. 50-57 W. 25 feet to an iron pin at the corner of  
property of Batson and Southern; running thence along the line of property of  
Southern, N. 39-14 W. 112.9 feet to an iron pin in the line of property of Chatos;

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running thence with the line of property of Chatos, N. 50-47 E. 289.4 feet to the  
beginning corner.

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