

Mortgagee's Address: Holland Road, Mauldin, S. C.

MORTGAGE OF REAL ESTATE BY A CORPORATION—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law,

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE BY A CORPORATION  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

PLAINES, INCORPORATED

a corporation chartered under the laws of the State of SOUTH CAROLINA  
(hereinafter referred to as Mortgagor) is well and truly indebted unto J. ROY MCKITRICK AND KATHLEEN S. MCKITRICK

(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 One Hundred Seventeen Thousand One Hundred Fifty and No/100

Dollars (\$ 117,150.00) due and payable

as per the terms of a promissory note of even date hereof,

with interest thereon from \_\_\_\_\_ at the rate of \_\_\_\_\_ per centum per annum, to be paid:

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, the Mortgagee's heirs, successors and assigns:

~~THE STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE~~

ALL that certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina, lying and being in Austin Township, and being shown on a plat prepared by Carolina Surveying Company, dated February 21, 1975, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at a point in the center of Holland Road, the common boundary of land now or formerly owned by J. Roy McKitrick and Kathleen S. McKitrick, and running thence with the center of said Road S. 21-16 W. 683.8 feet to a point in Gilders Creek; thence along said Creek, with the Creek as the line, the following courses and distances: N. 78-31 W. 252.4 feet; N. 80-41 W. 321.7 feet; N. 77-26 W. 374.2 feet to a point; thence turning and running N. 9-15 E. 1,630.9 feet to a point along the line of property now or formerly of Monnie McLeod; thence turning and running S. 76-30 E. 167.2 feet to an old iron pin; thence turning and running S. 15-58 E. 208.6 feet; thence turning and running S. 37-22 W. 64 feet to an old iron pin; thence turning and running S. 77-41 E. 615.7 feet; thence turning and running S. 21-01 W. 612.2 feet; thence turning and running S. 68-44 E. 390 feet to the beginning corner.

Being the same property conveyed to the Mortgagor herein by deed of J. Roy McKitrick and Kathleen S. McKitrick, said deed being dated of even date and recorded in the R.M.C. Office for Greenville County in Deed Book 1110, at Page 225.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner, it being the intention of the parties hereto that all 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 is 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.

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