

1582 10245

Mortgagee's Address: 306 E. North Street, Greenville, South Carolina 29602

STATE OF SOUTH CAROLINA ) FILED  
                                  ) CO. S. C. MORTGAGE OF REAL ESTATE BY A CORPORATION  
COUNTY OF GREENVILLE )  
                                  ) 3 39 PM '80  
TO ALL WHOM THESE PRESENTS MAY CONCERN:  
                                  ) R.M.C.

WHEREAS, SIMCO, Inc., a corporation chartered under the laws of the State of South Carolina (hereinafter referred to as Mortgagor), is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY, AS TRUSTEE FOR T. M. BAILEY, ET AL Under Deed Dated November 18, 1969, Recorded in the RMC Office for Greenville County, S. C. in Deed Book 879, Page 489 and Under the Unrecorded Agreement dated November 18, 1969, as Modified and Extended By the Agreement Dated June 19, 1980 and recorded in said RMC Office in Deed Book 1129, Page 398, and Under Deed of O. Newell Eastland dated October 24, 1980 and recorded in said RMC Office in Deed Book 1136 Page 113, (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 Three Hundred Twenty-Six Thousand Nine Hundred Fifty and No/100ths (\$326,950.00) Dollars due and payable with interest thereon in accordance with the terms and provisions of said note the final payment of which, if not sooner paid, is due and payable on October 27, 1983;

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 tract of land lying and being in the City of Simpsonville, State and County aforesaid, being bounded on the west by the right of way of the frontage road on U. S. Highway 276, on the north by Richardson Street Extension, on the east by South Street Extension and on the south by property of Duke Power Company and property of Cen-Cor, Inc., being shown as a 59.548 acre tract on a survey made for Tenfold Partnership by Enwright Associates, Inc. dated March 7, 1980 and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 7Y, Page 94, to which plat reference is made for a complete metes and bounds description.

This is the same property acquired by the Mortgagor by deed of Southern Bank and Trust Company as Trustee for T. M. Bailey, et al dated October 27, 1980, and recorded herewith in the RMC Office for Greenville County, South Carolina.

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.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
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