

GREENVILLE, S. C. BOOK 810 PAGE 155

The State of South Carolina,

DEC 3 9 27 AM 1960

County of GREENVILLE

To All Whom These Presents May Concern: Shepsal Realty Corporation, a South Carolina Corporation

SEND GREETING:

Whereas, the said Shepsal Realty Corporation a corporation chartered under the laws of the State of South Carolina, in and by its certain promissory note in writing, of even date with these presents, is well and truly indebted to Peoples National Bank of Greenville, S. C. in the full and just sum of ONE HUNDRED AND FIVE THOUSAND (\$105,000.00) Dollars

, to be paid in forty (40) equal quarterly installments commencing on April 1, 1960 and continuing each and every succeeding quarter until paid in full, said payments to be applied first to interest and the balance to principal

, with interest thereon from date

at the rate of five per centum per annum, to be computed and paid as above stated

until paid in full; all interest not paid when due to bear

interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of his interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including 10 per cent. of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That the said Shepsal Realty Corporation

, in consideration of the said debt and

sum of money aforesaid, and for the better securing the payment thereof to the said Peoples National Bank of Greenville, S. C. according to the terms of the said note, and also in

consideration of the further sum of Three Dollars, to it the said Peoples National Bank of Greenville, S. C. , in hand well and truly paid by the said Shepsal Realty Corporation

at and before the signing of these Presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released and by the Presents does grant, bargain, sell and release unto the said Peoples National Bank of Greenville, S. C., its successors and assigns:

All that piece, parcel or tract of land in Greenville County being designated as Tract 2 on Plat of Shepsal Realty Corporation prepared by Piedmont Engineering Service under date of June 23, 1959, recorded in the R. M. C. Office for Greenville County in Plat Book MM, at page 139, and having the following courses and distances:

Beginning at an iron pin at the northwestern intersection of Hammett Street and McKoy Street and running thence along the northern side of McKoy Street N. 41-21 W. 369.2 feet to iron pin; thence N. 48-25 E. 181.9 feet to iron pin; thence S. 41-35 E. 364.8 feet to iron pin on the Western side of Hammett Street; thence along the Western side of Hammett Street S. 46-42 W. 180.6 feet to the beginning corner.

This is a construction loan mortgage covering advances made and future advances to be made not to exceed \$105,000.00.

Paid and Satisfied in Full
PEOPLES NATIONAL BANK OF GREENVILLE, S. C.

By Marshall E. Seymour
CASHIER

Witness Marshall E. Seymour
Marshall E. Seymour

April 12, 1960

SATISFIED AND CANCELLED OF RECORD
12 DAY OF April 1960
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 4:44 O'CLOCK P. M. NO. 26367