## MORTGAGE

JAN 15 2 43 PM 1962

STATE OF SOUTH CAROLINA, SCOUNTY OF GREENVILLE

OLLIE 1: GanoRite

TO ALL WHOM THESE PRESENTS MAY CONCERN:
ASSOCIATED GROCERS, INC. OF SOUTH CAROLINA
GREENVILLE, SOUTH CAROLINA

of

, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto THE INDEPENDENT LIFE AND ACCIDENT INSURANCE COMPANY, a corporation organized and existing under the laws of Florida, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of ONE HUNDRED EIGHTY FIVE THOUSAND AND NO/100 Dollars (\$ 185,000.00), with interest from date at the rate of Six per centum (6%) per annum until paid, said principal and interest being payable at the office of The Independent Life and Accident Insurance Company in Jacksonville, Florida, or at such other place as the holder of the note may designate in writing, in monthly installments of Eighteen Hundred Five and 37/100 Dollars (\$ 1805.37), commencing on the 15 day of February , 1962 and on the 15 day of each month thereafter until the principal and interest are fully paid.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of Greenville

State of South Carolina:

1. J

All that tract of land in Greenville Gounty, State of South Carolina, on the southern side of Sulphur Springs Road (sometimes known as Franklin Road), containing 6 acres, more or less, and according to survey many 18 Ralph H. McPherson on January 3, 1962, is described as follows:

BEGINNING at a point in the center of the intersection of Sulphur Springs Road and Grand Driveway, and running thence with the center of said Grand Driveway, S. 3-27 E. 345.1 feet to a point in the center of driveway; thence continuing with the center of said driveway, S. 1-13 E. 125.6 feet to a point; thence continuing with center of said driveway, S. 9-48 W. 2.5 feet to a point; thence S. 89-09 W. 500 feet along the line of property now or formerly owned by Greenville and Northern Railway to an iron pin on the right-of-way on the Greenville and Northern Railway; thence with the eastern line of said right-of-way, N. 15-35 W. 466.7 feet to the center of Sulphur Springs Road; thence with the center of said road, N. 87-10 E. 603.4 feet to the point of beginning.

Subject to the right of way of Sulphur Springs Road and to the driveway known as Grand Driveway, and being the same property conveyed to the mortgagor by deed recorded in Book of Deeds 663 at Page 491.

This mortgage is executed pursuant to a resolution of the Board of Directors duly adopted on January 9, 1962.

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 all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

11: 1 ties Su P& m. Broke 1942 Page 425