

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUN 14 11 05 AM 1962

MORTGAGE OF REAL ESTATE

BOOK 892 PAGE 597

TO ALL WHOM THESE PRESENTS MAY CONCERN:
A.M.C.

WHEREAS, EDDA INTERNATIONAL CORPORATION, a corporation chartered under the laws of the State of New York with offices at 468 Fourth Avenue, New York City, New York, and Greenville, South Carolina (hereinafter referred to as Mortgagor) is well and truly indebted unto BJARNI GUDJONSSON of Lake Circle Drive, Paris Mountain, Greenville, South Carolina

(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

Sixty-five Thousand - - - - - Dollars (\$ 65,000.00) due and payable
Four Thousand (\$4,000) Dollars on July 1, 1962 and the balance of Sixty-one
Thousand (\$61,000) Dollars in seven equal annual instalments on July 1st
of each year beginning 1963.

with interest thereon from date at the rate of _____ per centum per annum, to be paid: annually

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:

A portion of
ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, State of South Carolina, at the South-eastern corner of the intersection of U.S. Highway 29 and Watson Road, shown on plat of property of Leslie and Shaw, Inc. dated May 1960, recorded in the Office of the R.M.C. for Greenville County in Plat Book U U. Page 13, and said portion having the following metes and bounds, to wit:

BEGINNING At a nail in the center of Watson Road, at the intersection of said Watson Road with U. S. Highway 29, and running thence along the center of said Watson Road S. 9-52 E. 304.4 feet to a nail in the center of Watson Road; thence N. 45-22 E. 463 feet along the joint line of property now or formerly of Leslie and Shaw, Inc. to an iron pin; thence continuing along the joint line of other property now or formerly of Leslie and Shaw Inc. the following courses and distances: N. 46-38 E. 254.5 feet to an iron pin N. 47-12 E. 31.5 feet in line of mortgagor's property; thence along the joint line of other property of mortgagor N. 36-15 W. 251.6 feet to an iron pin in surfacing on the southeast side of U. S. Highway 29; thence along the southeast side of U. S. Highway 29 the following courses and distances: S. 47-12 W. 61.4 feet; thence S. 46-38 W. 258.5 feet to an iron pin; thence S. 45-22 W. 292.8 feet to an iron pin in the center of Watson Road, the point of beginning.

Subject, however, to utility right of way to Duke Power Company as shown on said plat.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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 it 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.

*Satisfied in full August 12th. 1968.
Bjarni Gudjonsson
Witness Herman C. Nagel*

*24 Oct. 1968
Ellie Farnsworth
10:28 A 10.008*