

Fountain Inn Federal Savings & Loan Association
Fountain Inn, South Carolina

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

ss:

MORTGAGE
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BALLARD-RICE PRESTRESSED CORP. by its duly authorized officers

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FOUNTAIN INN FEDERAL SAVINGS AND LOAN ASSOCIATION OF Fountain Inn, S. C., (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 Thirty Thousand and No/100

DOLLARS (\$30,000.00), with interest thereon from date at the rate of six (6%) per centum per annum, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable.

JULY, 1970

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 hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that 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, on the Southern side of Greer Drive, in Butler Township, containing 6.65 acres, and having according to a plat prepared by Piedmont Engineering Service, dated February 6, 1957 entitled "Survey for Carolina Concrete Pipe Co., Inc. near Mauldin, S. C." and recorded in the R.M.C. Office for Greenville County in Plat Book "PP" at page 153, the following metes and bounds:

BEGINNING at a point in the center of Greer Drive, which point is 50 feet in a northeasterly direction from the center of C. & W. C. Railroad track and running thence with the center of Greer Drive N. 53-45 E. 892.9 feet to pin; thence S. 36-15 E. 225 feet to pin in line of other property now or formerly of Florrie V. Greer; thence with the line of said property, S. 41-50 W. 940.3 feet to an iron pin which pin is 50 feet east of the center of the C. & W. C. Railroad track; thence in a line parallel with the center of the C. & W. C. Railroad track and 50 feet distance therefrom N. 32-32 W. 420 feet to the point of beginning.

ALSO: All that certain piece, parcel or lot of land lying and being on the Easterly side of U. S. Highway 276 and the track of the C. & W. C. Railway Company in the County of Greenville, State of South Carolina, consisting of 17.77 acres, as shown on a plat entitled "Survey of Portion of B. E. Greer Estate to be conveyed to American-Marietta Company" made by Piedmont Engineering Service, dated June 20, 1958, and recorded in the R. M. C. Office for Greenville County in Plat Book "PP", page 153, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Westerly side of the frontage road shown on said plat, corner of property now or formerly of Carolina Concrete Pipe Company and running thence with the line of said property N. 41-50 E. 940.3 feet to an iron pin; thence with the line of other property of the former grantor, Florrie V. Greer, S. 26-16 E. 946.6 feet to an iron pin; thence S. 42-31 W. 830.5 feet to an iron pin on the Westerly side of the aforementioned frontage road; thence with the Westerly side of said frontage road, N. 32-32 W. 901.9 feet to an iron pin, the point of beginning.

Being the same property as conveyed to mortgagor by deed from Martin-Marietta Corporation dated July _____, 1962 to be recorded in the R. M. C. Office for Greenville County on even date.

JA Satisfaction Rec. U.S.M. Book 1009 Page 200

*April
Billie Stewart
R.M.C. Office
1009*