

JUN 6 11 19 AM 1965

State of South Carolina
COUNTY OF GREENVILLE

OLLIE F. NORTH
R.M.C.

To All Whom These Presents May Concern:

FLOYD & BEASLEY TRANSFER COMPANY, INC. (herein called mortgagor) SENDS GREETING:

WHEREAS, the said mortgagor, Floyd & Beasley Transfer Company, Inc.

a corporation chartered under the laws of the State of Alabama, is well and truly indebted
SOUTHERN BANK AND TRUST COMPANY, GREENVILLE, S. C.,
to the mortgagee in the full and just sum of Eighty Thousand and no/100 (\$80,000.00)

Dollars, in and by its certain promissory note in writing, of even date herewith, due and payable as follows:
Eight Hundred Sixty-Nine Dollars (\$869.00) payable monthly, beginning one month from
the date hereof, and Eight Hundred Sixty-Nine Dollars (\$869.00) on the same day of each
month thereafter, until the principal with interest to accrue thereon is fully paid;
provided, however, unless sooner paid, the entire indebtedness shall be due and payable
ten years from the date hereof. Each said monthly installment, or any portion thereof,
to be applied first to the payment of interest accrued to the date of receipt of said
installment, and the balance, if any, as a credit to principal,

with interest on the unpaid principal computed from the date of each advance to the
undersigned at the rate of 5-1/2% per annum on 25% of the loan and 5-1/2% per annum on
75% of the loan)

with interest from as set out above, at the rate of as set out above
percentum until paid; interest to be computed and paid as set out above

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 its 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 ten per cent of the indebtedness as attorney's fee, 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 mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee, according to the terms of said note, and also in consideration of the further sum of Three Dollars to the said 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 said

SOUTHERN BANK AND TRUST COMPANY, GREENVILLE, S. C., its successors and assigns forever:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being in Gantt Township, Greenville County, State of South Carolina, on the southwesterly side of White Horse Road, being known and designated as Tract No. 4 on plat entitled "Property of Philip K. Howard", prepared by Dalton & Neves, dated October, 1956, and recorded in the RMC Office for Greenville County, S. C. in Plat Book CCC, page 125, containing 12.83 acres, more or less; exclusive of railroad right-of-way, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of White Horse Road, joint corner of Tracts 3 and 4; and running thence S 32-41 W 298.1 feet to an iron pin; thence S 64-48 W 875.9 feet to an iron pin; thence N 63-30 W 396 feet to an iron pin; thence N 5-45 W 174.2 feet to an iron pin in the right-of-way of Air Base Railroad; thence N 62-04 E 1172.8 feet to an iron pin on the southwesterly side of White Horse Road; thence with the southwesterly side of White Horse Road N 45-39 E 398 feet to the point of beginning.

This being all of the property conveyed to the mortgagor herein by the deed of Philip Howard recorded in the RMC Office for Greenville County, S. C. in Deed Book 699, page 494.