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BOOK 953 PAGE 279

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton & Arnold, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Kingroads Development Corporation
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Southern Bank and Trust Company
(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

One Hundred Eighteen Thousand Seven Hundred Twelve & 47/100 DOLLARS (\$118,712.47),

with interest thereon from date at the rate of Six per centum per annum, said principal and interest to be repaid:

Payable on or before one year from date with interest at six per cent, per annum, to be computed and paid quarterly, until paid in full.

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:

"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, being known and designated as Tract No. 1, consisting of 6.90 acres; Tract No. 2, consisting of 2.72 acres; Tract No. 3 consisting of 53.77 acres; and Tract No. 5 consisting of 53.05 acres, according to a plat of the property of Kingroads Development Corporation, dated November, 1959, and revised March, 1960, as prepared by Dalton & Neves, Engineers, recorded in Plat Book QQ at page 133 in the RMC Office for Greenville County, South Carolina, LESS HOWEVER that portion of Tract No. 2 conveyed to Zeodora B. Reeves by deed recorded in Deed Book 697 at page 367; LESS ALSO that portion of Tract No. 2 conveyed to Blue Chip Investments, Inc. by deed recorded in Deed Book 697 at page 361; LESS HOWEVER that portion of Tract No. 5 containing 4.25 acres conveyed to Checkmate Chemicals, Inc. by deed recorded in Deed Book 744 at page 205 in the RMC Office for Greenville County.

It is understood and agreed that a tract designated as part of Tract No. 3 containing 6.18 acres according to the above referred to plat is not included in this mortgage.

Reference to above said plat being made for a further metes and bounds description.

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 any other equipment or 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.

In Release see Deed Book 745 Page 318. Deed to Humble Oil & Refining Co. In Release see Deed Book 745 Page 316. Deed to Humble Oil & Refining Co.

*paid in full and satisfied this 13th day of January, 1965
Southern Bank and Trust Company
Greenville, South Carolina*

By: S. H. Hunt

Rachel H. Carson
witness

Earl Lewis

Mary C. Watts
witness

SATISFIED AND CANCELLED OF RECORD

13 DAY OF Jan. 1965

Allie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 12:42 O'CLOCK P M. NO. 19771