

JAN 22 11 33 AM 1965

State of South Carolina, } ss.
COUNTY OF Greenville

OLLIE FANNSWORTH
R.M.C.

BOOK 984 PAGE 122

THIS MORTGAGE, made the 20th day of January, 1965, between Golden Strip Warehouses, Inc.

of the County of Greenville, State of South Carolina, hereinafter called Mortgagor, and THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, a New Jersey corporation, having its principal office in Newark, New Jersey, hereinafter called Mortgagee,

WHEREAS, Mortgagor is indebted to Mortgagee for money loaned, to secure the payment of which Mortgagor has executed and delivered to Mortgagee a note of even date herewith, in the principal sum of

One Hundred Five Thousand and No/100 -----Dollars (\$ 105,000.00), payable to the order of Mortgagee at its aforesaid principal office or at such other place as the holder thereof may designate in writing, said principal sum being payable as set forth in said note with interest at the rate set forth therein, the balance of said principal sum with interest thereon maturing and being due and payable on the first day of February, 1980, to which note reference is hereby made.

NOW, THEREFORE, Mortgagor, in consideration of the aforesaid debt, and also in consideration of the further sum of Three Dollars to him in hand paid by Mortgagee, receipt whereof is hereby acknowledged, and for the purpose of securing (1) payment of said indebtedness as in said note provided, (2) payment of all other moneys secured hereby and (3) the performance of all the covenants, conditions, stipulations and agreements herein contained, does by these presents grant, bargain, sell and release to Mortgagee, its successors and assigns, the following described real estate situated in the County, South Carolina:

ALL that lot of land in the County of Greenville, State of South Carolina, being shown on plat of Golden Strip Warehouses, Inc. made by R. B. Bruce, dated December 28, 1964, and recorded in the R.M.C. Office for Greenville County in Plat Book HHH, at Page 62, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Old Mill Road, which iron pin is situate 200 feet East of the right-of-way of the Atlantic Coast Line Railroad Company, and running thence N. 30-20 E. 256.7 feet to an iron pin; thence S. 59-40 E. 201 feet to an iron pin; thence S. 30-20 W. 250.4 feet to an iron pin on the Northern side of Old Mill Road; thence with said road, the following courses and distances: N. 59-59 W. 1 foot to an iron pin; thence N. 60-59 W. 82 feet to an iron pin; thence N. 61-47 W. 100 feet to an iron pin; thence N. 62-17 W. 18 feet to the point of beginning.

This is a portion of the property conveyed to Golden Strip Warehouses, Inc. by Atlantic Coast Line Railroad Company.

The Mortgagor further covenants that the parking area and drives containing approximately 20,730 square feet shall be maintained constantly and that without the prior written consent of the Mortgagee, no buildings or other structures shall be erected thereon and no new buildings or additions to existing buildings shall be erected on the remainder of the security, and further agrees that violation of this covenant shall be an event of default in this Mortgage for which the Mortgagee may, at its option, declare the entire indebtedness due and payable.

The Mortgagor herein covenants that it will furnish to the Mortgagee a certified itemized statement of annual income and expense with respect to the premises herein conveyed within four months after the close of each fiscal year or calendar year during the term of this Mortgage.

SATISFIED AND CANCELLED BY
152 DAY OF May 1965
Dorinda S. Sant-Roberto
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:28 O'CLOCK P. M. NO. 30120

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 47 PAGE 391