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State of South Carolina, }
COUNTY OF Greenville } SS.

THIS MORTGAGE, made the 8th day of February, 1966, between

GREENVILLE TOOL, INC., a corporation chartered under the laws of the State of South Carolina, having its principal office in

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 FORTYSIX THOUSAND-----

Dollars (\$ 46,000.00),

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 1981 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 Butler Township of Greenville County, South Carolina: on the south side of Frontage Road, near the interchange of U.S. Highway I-85 and U.S. Highway I-385, containing 4.45 acres and described as follows:

BEGINNING at an iron pin on the southern right of way of Frontage Road, front corner property now or formerly of John D. and Ella B. Hollingsworth, and running thence with the southern right of way of said road the following chords and distances: N. 86-21 E. 71 feet to an iron pin; N. 82-41 E. 133.7 feet to an iron pin; N. 76-55 E. 100 feet to an iron pin; N. 71-24 E. 100 feet to an iron pin; N. 66-39 E. 100 feet to an iron pin; N. 54-50 E. 129.7 feet to an iron pin; N. 53-56 E. 137.8 feet to an iron pin on said southern right of way, front corner of property now or formerly of Thurston Motor Lines, Inc.; thence with the line of said property, S. 16-51 E. 25.2 feet to an iron pin, corner of property now or formerly of Joel B. Garrison, Sr.; thence continuing said course, with the line of said property, 362 feet to an iron pin; thence continuing with the line of said Garrison property S. 82-25 W. 303 feet to an iron pin, center line branch; thence continuing said course with the line of property now or formerly of John D. Hollingsworth and Ella B. Hollingsworth 495.9 feet to an iron pin in concrete; thence continuing with the line of said Hollingsworth property, N. 7-00 W. 206 feet to the beginning corner,

The Mortgagor further covenants that the parking area and drives containing approximately 8,000 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 further covenants that it will furnish to the Mortgagee its certified annual balance sheet and profit and loss statement within four months of the close of each calendar or fiscal year during the term of this Mortgage.

SATISFIED AND CANCELLED OF RECORD

7th DAY OF April 19 77
Donnie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 4:34 O'CLOCK P. M. NO. 26853

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 42 PAGE 615