

FILED
MORTGAGE OF REAL ESTATE, GREENVILLE COUNTY, S. C.
Office of Love, Thornton & Arnold, Attorneys at Law, Greenville, S. C.

JAN 20 11 40 AM 1967

BOOK 1048 PAGE 186

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE F. SMITHWORTH
R.M.C.

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 THE PEOPLES NATIONAL BANK OF GREENVILLE, SOUTH CAROLINA, (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 Seventeen Thousand and no/100 ----- DOLLARS (\$117,000.00), with interest thereon from date at the rate of 6 $\frac{1}{2}$ per centum per annum, said principal and interest to be repaid: in monthly installments of \$1,172.34, commencing on the 1st day of February, 1967, and continuing on the first day of each month thereafter; however, the entire unpaid principal balance shall be due and payable on January 2, 1977. Interest shall be computed and paid monthly.

The mortgagor shall have the right to prepay the balance due on this note and mortgage at any time.

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 a portion of the Property of Kingroads Development Corporation, as shown on a plat prepared by Piedmont Engineers and Architects, dated February 29, 1964, revised, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the southern side of North Kings Road, at the joint front corner of property heretofore conveyed to Checkmate Chemicals, and running thence with line of property of Checkmate Chemicals, S. 25-36 E., 527.71 feet to an iron pin on right of way of I-85; thence with right of way of I-85, N. 87-48 E. 35 feet to an iron pin; thence N. 61-22 E. 65.7 feet to an iron pin; thence S. 70-26 E. 62 feet, more or less, to iron pin; thence with a new line through property of Kingroads Development Corporation, N. 25-36 W. 581 feet, more or less, to iron pin on North Kings Road; thence with said Road, S. 64-24 W. 150 feet to the point of beginning.

This mortgage and accompanying note is given pursuant to Resolution of the Board of Directors of Kingroads Development Corporation, and by said Resolution the President and Secretary have been authorized to sign this mortgage and said note.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 74 PAGE 597

SATISFIED AND CANCELLED OF RECORD

17 DAY OF June 1981

Donnie S. Tankersley

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

AT 2:38 O'CLOCK P M. NO. 34750