

BOOK 1051 PAGE 455  
FILED  
GREENVILLE CO., S. C.

# State of South Carolina,

COUNTY OF GREENVILLE

MAR 8 9 14 AM 1967

OLLIE FARNSWORTH  
R. M. C.

VARDRY D. RAMSEUR, SR. SEND GREETING:

WHEREAS, I the said Vardry D. Ramseur, Sr.

in and by my certain promissory note in writing, of even date with these presents am well and truly indebted to Industrial Products, Inc.

in the full and just sum of Seventy Thousand and No/100ths (\$70,000.00) DOLLARS, to be paid in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of seven (7%) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 15th day of April, 1967, and on the 15th day of each succeeding month of each year thereafter the sum of \$1,386.07, to be applied on the interest and principal of said note, said payments to continue up to and including the 15th day of February, 1972, and the balance of said principal and interest to be due and payable on the 15th day of March, 1972, the aforesaid monthly payments of \$1,386.07 each are to be applied first to interest at the rate of seven (7%) per centum per annum on the principal sum of \$70,000.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each monthly payment shall be applied on account of principal.

All installments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any installment or installments, or any part hereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due, at the option of the holder thereof, 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 (10%) per cent, of the indebtedness as attorneys' fees, 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 I, the said Vardry D. Ramseur, Sr., in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Industrial Products, Inc. according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me, the said Vardry D. Ramseur, Sr., in hand and truly paid by the said Industrial Products, Inc. at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said INDUSTRIAL PRODUCTS, INC., a South Carolina corporation:

All that piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, and having according to a plat prepared by Piedmont Engineering Service, dated January 5, 1960, entitled "Property of Vardry D. Ramseur, Sr.", recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book AAA at page 113, the following metes and bounds:

BEGINNING at an iron pin at the Northeastern corner of the intersection of the Airport Road and the right of way of the C. & W. C. Railroad, and running thence with the right of way of the C. & W. C. Railroad N. 55-34 W. 160.1 feet to an iron pin; thence N. 24-00 W. 982.1 feet to an iron pin in the line of property of Greenville Municipal Airport; thence with the line of property of Greenville Municipal Airport S. 88-00 E. 222.5 feet to an iron pin; thence continuing with the line of property of Greenville Municipal Airport and a new road S. 24-00 E. 1052.6 feet to an iron pin on the Northwestern side of Airport Road; thence with the Northwestern side of Airport Road S. 81-19 W. 120.4 feet to the point of beginning.

*Paid and satisfied in full 10/27/67.  
Industrial Products Inc.  
C. J. Peterson Sr. President  
Witness Fred D. Cox Jr.*

SATISFIED AND CANCELLED OF RECORD  
8 DAY OF Nov. 1967  
Ollie Farnsworth  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 4:52 O'CLOCK P. M. NO. 13454