

GREENVILLE COUNTY

JOHN M. DILLARD, Attorney at Law, Greenville, S. C.

BOOK 1070 PAGE 17

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

SEP 21 3 42 PM 1967

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH  
R. M. C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, FRONTIER ELECTRONICS, INC., a South Carolina corporation,  
(hereinafter referred to as Mortgagor) is well and truly indebted unto THE PEOPLES NATIONAL BANK OF  
GREENVILLE, S. C.,

(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 Fifty Thousand and No/100-----

Dollars (\$ 50,000.00 ) due and payable

in monthly installments in the sum of \$847.00, beginning one (1) month  
from the date hereof, and continuing thereafter until paid in full, the  
entire indebtedness to become due and payable six (6) years from the  
date hereof,

with interest thereon from date at the rate of 6 3/4 per centum per annum, to be paid: monthly.

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 tract of land together with buildings and improvements, lying on the  
Northeastern side of new U. S. Highway No. 25 (Poinsett Highway) near an  
access road to the Old Buncombe Road in Paris Mountain Township, in Greenville  
County, South Carolina, being shown on a Plat of the Property of Frontier  
Electronics, Inc., made by Piedmont Engineers & Architects, dated December  
15, 1965, recorded in the RMC Office for Greenville County, S. C., in Plat  
Book LLL, page 133, and having according to said plat the following metes  
and bounds, to wit:

BEGINNING at an iron pin on the Northeastern side of Poinsett Highway at the  
corner of property owned by Furman University and running thence N. 12-29 E.,  
91.8 feet to an iron pin; thence continuing along said line, N. 7-48 E.,  
154 feet to an iron pin; thence continuing along said line, N. 19-33 E.,  
112 feet to an iron pin; thence along the line of Avalon Estates Subdivision,  
S. 52-50 E., 90 feet to an iron pin in a driveway; thence crossing said drive-  
way and running along the line of property owned by Caine Company, S. 13-  
45 W., 346.72 feet to an iron pin on Poinsett Highway; thence along the  
Northeastern side of Poinsett Highway, N. 47-42 W., 29.9 feet to an iron  
pin; thence continuing along said side of said Highway, N. 41-56 W., 60.1  
feet to an iron pin, the beginning corner.

There is hereby excluded from the above described property a strip of land  
facing on Poinsett Highway running the entire frontage of the above described  
property and being approximately 28.4 feet deep which is claimed as a part  
of the right of way of Poinsett Highway by the South Carolina Highway Depart-  
ment.

The within mortgage is junior in lien to a first mortgage covering the above  
described property owned and held by C. E. Runion and Margaret Runion  
recorded in the RMC Office for Greenville County, S. C., in Mortgage Book  
1037, page 235 .

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and  
of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting 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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is  
lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided  
herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and  
against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

FOR SATISFACTION TO THIS MORTGAGE SEE  
SATISFACTION BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SATISFIED AND CANCELLED OF RECORD

DAY OF Sept 1967  
Ollie Farnsworth

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

AT 3:12 O'CLOCK P. M. NO. 21153