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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

BOOK 1111 PAGE 121

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

FILED
GREENVILLE COUNTY
DEC 3 2 31 PM 1968

WHEREAS, FRONTIER ELECTRONICS, INC., a South Carolina corporation

(hereinafter referred to as Mortgagor) is well and truly indebted unto CAINE REALTY AND MORTGAGE COMPANY, INCORPORATED,

(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 Five Thousand Four Hundred Eighty-two and 80/100 Dollars (\$ 5,482.80) due and payable

with interest thereon from date at the rate of 6 per centum per annum, to be paid: semi-annually

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 piece, parcel or lot of land, lying on the Northeastern side of U. S. Highway No. 25 (Poinsett Highway) at the intersection thereof with an access road to the Old Buncombe Road, in Paris Mountain Township, Greenville County, South Carolina, being shown and designated on a Plat of the Property of Frontier Electronics, Inc., made by C. C. Jones, Civil Engineer, dated November 2, 1968, and recorded in the RMC Office for Greenville County, S.C., in Plat Book ZZZ, page 63, and having according to said plat the following metes and bounds, to wit:

BEGINNING at the Northwesternmost common corner of property of the Mortgagor and Mortgagee on the line of Avalon Estates Subdivision, and running thence along the line of the property of the Mortgagor, S. 13-45 W., 346.5 feet to an iron pin on the right of way of U.S. Highway No. 25; thence along the right of way of said Highway, S. 45 E., 106.5 feet to an iron pin; thence a new line through property of the Mortgagee, N. 13-45 E., 362 feet crossing an alley to an iron pin on Avalon Estates; thence along the line of property of Avalon Estates, N. 52-50 W., 100 feet to an iron pin, the point of beginning, and being the same property conveyed to the Mortgagor by deed of the Mortgagee of even date herewith to be recorded.

This is a purchase money mortgage.

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 11 PAGE 267

SATISFIED AND CANCELLED OF RECORD
DAY OF 1968
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT O'CLOCK M. NO.