

MORTGAGE OF REAL ESTATE

FILED GREENVILLE, S. C.

Office of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

MAR 21 2 55 PM '69

OLLIE FARNSWORTH R. M. C.

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

GREENVILLE AND NORTHERN RAILWAY COMPANY, INC.

(herein called mortgagor) SENDS GREETING:

WHEREAS, the said mortgagor, GREENVILLE AND NORTHERN RAILWAY COMPANY, INC.,

a corporation chartered under the laws of the State of South Carolina, is well and truly indebted

to the mortgagee in the full and just sum of One Hundred Thirty Thousand and No/100 (\$130,000.00)

Dollars, in and by its certain promissory note in writing, of even date herewith, due and payable over a

period of twelve (12) years in accordance with the terms of said note

with interest from date, at the rate of six and three-fourths (6-3/4) percentum until paid; interest to be computed and paid monthly

until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, 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 ten per cent of the indebtedness as attorney's fee, 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 the said mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee, according to the terms of said note, and also in consideration of the further sum of Three Dollars to the said 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 said

THE PEOPLES NATIONAL BANK, GREENVILLE, SOUTH CAROLINA, its successors and assigns:

All that certain piece, parcel or tract of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the northern side of Sulphur Springs Road east of the Reedy River, and having the following metes and bounds, to-wit:

Beginning at a point on the northern side of Sulphur Springs Road, which point is approximately 256.6 feet east of the center of Reedy River and is on the eastern edge of a Duke Power right-of-way, and running thence with the said right-of-way N. 15-54 W. 678.1 feet to a point; thence N. 75-30 E. 394 feet to a point; thence S. 3-00 E. 734 feet to a point on the northern side of Sulphur Springs Road; thence with Sulphur Springs Road S. 87-00 W. 250 feet to the point of beginning, together with all exits and entrances appurtenant thereto.