

MAY 2 10 22 AM '69

BOOK 1124 PAGE 511

OLLIE FARNSWORTH
MORTGAGE OF REAL ESTATE BY A CORPORATION
Office of George F. Townes, Attorney at Law, Greenville, S. C.

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: HUDSON STUDIOS, INC.

(herein called mortgagor) SENDS GREETING:

WHEREAS, the said mortgagor, HUDSON STUDIOS, 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 Two Hundred Thousand and no/100 (\$200,000.00)

Dollars, in and by its certain promissory note in writing, of even date herewith, due and payable ninety (90) days from date,

with interest from date at the rate of seven (7) percentum until paid; interest to be computed and paid quarterly,

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 BUILDER MARTS OF AMERICA, INC.,

PARCEL 1.

ALL that piece, parcel or lot of land in the City of Greenville, County of Greenville, State of South Carolina, on the southern side of East Court Street, shown on a plat entitled "Property of Hudson Studios, Inc.," made by Dalton & Neves, March, 1968, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the southern side of East Court Street and running thence with the southern side of East Court Street S. 71-39 E. 101.4 feet to a pin; thence S. 17-42 W. 54.43 feet to the center of a 17 inch wall; thence with the center of said 17 inch wall, N. 70-55 W. 101.35 feet to an iron pin; thence N. 17-29 E. 53.07 feet to the beginning corner.

This property is subject to such rights as the adjoining landowner may have in said wall.

January 6, 1970
at 2:40 P.M.

15112

Witness:

Thelma D. Pickens

As to PARCEL 3
Lien Released By Sale Under
Foreclosure 16 day of July
A.D., 1970. See Judgment Roll
No. K-5653

Frank P. McLawson
MARTER

As to PARCELS 1 and 2 above
Lien Released By Sale Under
Foreclosure 6 day of January
A.D., 1970. See Judgment Roll
No. K-3143

Frank P. McLawson
MARTER

1247

July 16, 1970
at 4:30 P.M.

Witness: Thelma D. Pickens