

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

BOOK 1127 PAGE 437

JUN 3 9 23 AM '69

MORTGAGE OF REAL ESTATE

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

WHEREAS, PACKAGE SUPPLY & EQUIPMENT COMPANY, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto TEXIZE CHEMICALS, INC.

(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

Ten Dollars (\$10.00) due and payable

on demand

with interest thereon from date at the rate of zero (0) per centum per annum, to be paid:

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 certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, described as follows:

All that piece, parcel or lot of land in the State and County aforesaid, on the northwestern side of Warehouse Court and having, according to a plat captioned "Property of Ira A. Giles, Jr." by C. W. Webb, dated April 1, 1961, the following courses and distances, to wit:

BEGINNING at an iron pin on the northwestern side of Warehouse Court (this point being approximately opposite from the southwestern intersection of Warehouse Court and Artillery Road) and running thence with Warehouse Court S. 55-08 W. 109.3 feet to an iron pin; thence N. 39-45 W. 151.2 feet to an iron pin on the right-of-way of the Southern Railroad; thence with said right-of-way in a curved line, the chord of which is N. 47-02 E. 125.3 feet to an iron pin; thence S. 34-19 E. 168.5 feet to the beginning corner.

This conveyance is subject to all restrictions, easements and rights-of-way which may appear of record, or otherwise, including but not restricted to the right-of-way of Southern Railroad.

This mortgage is given for the sole purpose of securing the agreement by the Mortgagor to secure the release of the Mortgagee from its guarantee of that certain lease agreement entered into by and between the Mortgagor as Lessee and M. D. Hodges Enterprises, Inc. as Lessor dated August 7, 1969. At such time as the Mortgagor shall procure the release of the Mortgagee from its guarantee of said lease this mortgage shall be null and void and of no effect.

Together with all and singular rights, members, hereditaments, 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.

*The within mortgage and the obligation secured thereby has been paid in full and satisfied.*