

MORTGAGE OF REAL ESTATE—Mann, FLEED, Ashmore & Brissey, Attorneys at Law, Justice Building, Greenville, S. C.

GREENVILLE CO. S. O.

BOOK 1133 PAGE 207

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE AUG 4 2 31 PM '69

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH FOR ALL WHOM THESE PRESENTS MAY CONCERN,  
R. H. C.

WHEREAS, Nationwide Laboratories, Inc.

hereinafter referred to as Mortgagor) is well and truly indebted unto Starmaker, 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 -----Twenty Five Thousand and No/100-----

----- Dollars (\$25,000.00 ) due and payable

six (6) months from date,

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of Eight \_\_\_\_\_ per centum per annum, to be paid upon payment of principal,

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, and being a portion of Property of Alma McNeil Jones as shown on plat thereof recorded in the RMC Office for Greenville County, South Carolina, in Plat Book KK, at Page 104, and having the following metes and bounds, to-wit:

Beginning at an old iron pin in White Horse Road, 5.3 feet from the edge thereof and 544.3 feet, more or less, from the corner of Augusta Road and White Horse Road, and running thence N. 59-17 E. 165.6 feet to an iron pin in Old Augusta Road (now Donaldson Road); thence along said road 137.5 feet, more or less, to a point on a hard-surfaced alley; thence along said alley 243 feet, more or less, to a point on White Horse Road; thence along White Horse Road 150 feet, more or less, to the point of beginning.

This mortgage is junior and subordinate to that certain mortgage in favor of Alma Eunice Jones, Leon E. Ashmore and Frances J. Ashmore in the original amount of \$25,000.00, recorded in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1130, at Page 215.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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.