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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

JOLIE FARNSWORTH  
R/M/O

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN.

BOOK 1139 PAGE 289

WHEREAS, RALPH LEE CONSTRUCTION CORP.

hereinafter referred to as Mortgagee) is well and truly indebted unto THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON (Greenville, S. C. Branch)

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Thirty-one Thousand Two Hundred Fifty and No/100-----

Dollars (\$31,250.00) due and payable in 59 monthly installments in the sum of \$520.83, with the final or 60th payment in the sum of \$521.03, with the first payment becoming due 30 days from the date hereof, all subsequent payments to be on the same day of each month thereafter until paid in full, all 60 payments hereinabove set forth to include both principal and interest, with interest thereon from the date of maturity at the rate of 8 per centum per annum, to be paid monthly.

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee 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 Mortgagee 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 tract of land, together with buildings and improvements now or hereafter constructed thereon, situate, lying and being on the Southern side of Engineer Street near Old Augusta Road, in Gantt Township, Greenville County, South Carolina, being shown as a portion of the Industrial & Warehouse District of Donaldson Center, on a plat made by H. C. Clarkson, RLS, dated June 28, 1967, and recorded in the RMC Office for Greenville County, S. C., in Plat Book TTT, page 37, and being shown on a more recent plat entitled "Survey of a Tract of Land Proposed for Sale to Ralph Lee Construction Corporation", made by H. C. Clarkson, RLD, dated October 25, 1967, and having according to the latter plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southern side of Engineer Street, said iron pin being located 185 feet from the intersection of the right of way of Engineer Street with Old Augusta Road, and running thence S. 17-26 W., 264.24 feet to an iron pin on an access alley; thence along said access alley, N. 67-27 W., 277.7 feet to an iron pin at the corner of property owned by Union Carbide; thence along the line of said property, N. 21-02 E., 259.25 feet to an iron pin on the cul de sac of Engineer Street; thence with the Southern side of the cul de sac of Engineer Street, the chord of which is S. 24-08 E., 68.9 feet and N. 75-06 E., 60 feet to an iron pin on said Street; thence along the Southern side of Engineer Street, S. 72-35 E., 163.85 feet to an iron pin, the beginning corner.

The above described property is the same conveyed to the Grantor by deed of the City of Greenville, S. C. and County of Greenville, S. C., dated September 18, 1969, to be recorded herewith.

The mortgagee herein covenants and agrees to furnish each year during the term of this mortgage and the note which the same secures a profit & loss statement and balance sheet, prepared in accordance with accepted accounting practices covering the mortgagee corporation, which profit & loss statement and balance sheet shall be furnished within 90 days following the end of each fiscal year of the mortgagee.

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 Mortgagee 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.