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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

OLLIE FARNSWORTH MORTGAGE OF REAL ESTATE  
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, SOUTHERN MACHINERY COMPANY, A South Carolina Corporation,

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. Carlton Fleming, as Trustee for Charles R. Harris under written agreement dated November 29, 1965, Walter A. Bechtler, Hans C. Bechtler, and Karl Sauter

(hereinafter referred to as Mortgagee) as evidenced by the Mortgage's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Two Hundred Ten Thousand-----Dollars (\$210,000.00) due and payable

in accordance with the terms and conditions of said notes,

with interest thereon from date at the rate of six (6) per centum per annum, to be paid: as provided for in said notes

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 piece, parcel or tract of land, together with buildings and improvements thereon, occupied by Southern Machinery Company, situate, lying and being in Chick Springs Township, Greenville County, S. C., on the northerly side of the Brushy Creek Road about one-half (1/2) mile from the City of Greer containing 17.66 acres more or less, being known and designated as Lot No. 3, on a Plat of the Property of the W. L. Henderson Estate, made by H.S. BROCKMAN, Reg. Surveyor, on February 26, 1953, and amended on November 26, 1956, recorded in the R.M.C. Office for said County and State in Plat Book FF at page 508 and having according to a plat entitled "Survey for Somaco Investment Co., Inc.", made by Piedmont Engineering Service dated April, 1961, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of the Brushy Creek Road and running thence along the line of a lot now or formerly belonging to Thomas Edwin Bennett and Aljean H. Bennett, N. 55 - 30 W., 216.4 feet to an iron pin; thence continuing along the line of said Bennett lot, S. 29 - 15 W., 200 feet to an iron pin; thence along the line of property now or formerly belonging to Mrs. George James, N. 55 - 30 W., 960.5 feet to an iron pin in the center of the northbound track of the Southern Railway Company; thence with the center of the northbound track of the Southern Railway Company, the same being the line, the following courses and distances, to-wit: N. 54 - 46 E., 330.0 feet to an iron pin; N. 62 - 04 E., 200 feet to an iron pin; and, N. 63 - 46 E., 400 feet to an iron pin; thence along the line of property now or formerly belonging to the J.F. Green Estate, S. 57 - 00 E., 835.5 feet to an iron pin in the center of the Brushy Creek Road; thence with the center of the Brushy Creek Road as the line, the following courses and distances, to-wit: S. 66 - 01 W., 100 feet to an iron pin; S. 55 - 31 W., 100 feet to an iron pin; S. 43 - 42 W., 100 feet to an iron pin; S. 36 - 36 W., 100 feet to an iron pin; S. 31 - 31 W., 100 feet to an iron pin; and S. 27 - 50 W., 184.2 feet to an iron pin, the beginning corner.

EXCLUDING, HOWEVER, such portion of the above-described property as may be included within the right-of-way of the Southern Railway Company.

FURTHER EXCLUDING, from the lien of this mortgage the following described lot lying on the Southern side of a 20 foot driveway located on said property as shown on a survey for H and S Company, Inc., made by Piedmont Engineering Service dated November 29, 1962, and having according to said Plat the following metes and bounds, to-wit: Beginning at an iron pin on the Northern side of Brushy Creek Road at the corner of property now or formerly belonging to Thomas Edwin Bennett and Aljean H. Bennett and running thence along said property N. 55 - 30 W. 216.4 feet to an iron pin; thence continuing along the line of said property S 29 - 15 W 200 feet to an iron pin; thence N 55 - 30 W 300 feet to an iron pin; thence through other property owned by the Mortgagor N 33 - 11 E 375.1 feet to an iron pin on a 20 foot driveway; thence along the Southern side of said 20 foot driveway S 56 - 58 E 484.8 feet to an iron pin on Brushy Creek Road; thence along the Northern side of Brushy Creek Road S 27 - 50 W approximately 184.2 feet to an iron pin at the beginning corner.

The within mortgage secures payment of four notes given by the Mortgagor herein of even date herewith to the Mortgagees in the following amounts: J. Carlton Fleming, Trustee, \$85,000.00; Hans C. Bechtler, \$53,300.00; Walter A. Bechtler, \$53,300.00; and Karl Sauter, \$18,400.00. Each of said Mortgagees shall have an undivided interest in this mortgage in that proportion to which each 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, said 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.

bears to the total amount thereof.

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.