

JAN 15 12 16 PM '70

MORTGAGE OF REAL ESTATE BY A CORPORATION

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OLLIE EARNSWORTH  
R. H. C.

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

LAUNIUS ENTERPRISES, INC.

(herein called mortgagor) SENDS GREETING:

WHEREAS, the said mortgagor, LAUNIUS ENTERPRISES, INC.

a corporation chartered under the laws of the State of SOUTH CAROLINA, is well and truly indebted to THE PEOPLES NATIONAL BANK, GREENVILLE, S. C., the mortgagee, in the full and just sum of THIRTY-SEVEN THOUSAND AND NO/100 (\$37,000.00)

Dollars, in and by its certain promissory note in writing, of even date herewith, due and payable in equal quarterly installments of NINE HUNDRED AND TWENTY-FIVE AND NO/100 (\$925.00) DOLLARS, beginning on the 15th day of April, 1970, and continuing on the same day of each quarter thereafter until paid in full.

with interest from \_\_\_\_\_ date \_\_\_\_\_, at the rate of SEVEN (7%) per annum \_\_\_\_\_, 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 THE PEOPLES NATIONAL BANK, GREENVILLE, SOUTH CAROLINA

All that certain piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the southwestern side of Laurens Road (U.S. Highway No. 276), and having according to a plat entitled "Property of The Peoples National Bank of Greenville" made by Piedmont Engineering Service, dated June 17, 1955, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book II, page 169, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southern corner at the intersection of Laurens Road and Shoppers Drive (said pin also being 519.2 feet southeast of the southern corner of the intersection of Laurens Road and Greenacre Road) and running thence along the southwestern side of Laurens Road S. 55-31 E. 65 feet to an iron pin, corner of property belonging, now or formerly, to Cannon; thence along the line of property belonging, now or formerly, to Cannon S. 34-29 W. 115.5 feet to an iron pin; thence N. 55-31 W. 65 feet to an iron pin on the southeastern side of Shoppers Drive; thence along the southeastern side of Shoppers Drive N. 34-29 E. 115.5 feet to the point of beginning.