

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

FEB 23 3 53 PM '70 MORTGAGE OF REAL ESTATE

BOOK 1148 PAGE 585

OLLIE FARNHAM ALTHOMWHOM THESE PRESENTS MAY CONCERN:
R. H. C.

WHEREAS, MUTUAL PETROLEUM COMPANY, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto FIRST PIEDMONT BANK & TRUST CO.

(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

Seventeen Thousand & No/100----- Dollars (\$ 17,000.00) due and payable \$1,500.00 on the 15th day of August, 1970, and \$1,500.00 each six months thereafter for eleven (11) consecutive payments and the last payment being \$500.00 being the twelfth (12th) payment, with interest at each said six months at the rate of eight (8%) percent per annum on the unpaid principal balance,

with interest thereon from date of the rate of ----- 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, on the Northwest corner of Poinsett Highway (U. S. Highway Nos. 25 and 27) and Roe Ford Road, and having, according to a plat prepared by Dalton and Neves Engineers, prepared July of 1968, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of Roe Ford Road and Frontage Road and running thence along the Frontage Road North 12-39 West 219 feet to a spike; thence along the line of Annie O. Pike South 59-44 West 209.31 feet to an iron pin; thence South 12-39 East 141.65 feet to an iron pin on Roe Ford Road; thence along Roe Ford Road North 81-22 East 200 feet to the point of beginning.

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.