

FILED  
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE - Minn, Foster, Moore & Brissey, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA APR 10 2 15 PM '70 BOOK 1152 PAGE 245

COUNTY OF GREENVILLE OLLIE FARNSWORTH R. M. C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Triam Corporation

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Piedmont Bank and 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 -----Two Hundred Thousand and No/100----- Dollars (\$ 200,000.00 ) due and payable ninety days from date,

with interest thereon from date at the rate of 9 1/2% per centum per annum, to be paid: at maturity

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 located on the northern side of East North Street Extension and being more particularly described according to a survey for Lola W. Amick, George L. Amick and Gene W. Amick dated July 20, 1968 by Carolina Engineering and Surveying Company and having the following metes and bounds, to-wit:

Beginning at a point on the eastern side of an alleyway which point is located N. 7-31 W., 150 feet from the intersection of said alleyway and East North Street Extension and running thence N. 7-31 W., 363.6 feet to a point; thence running N. 41-10 W., 90.2 feet to a point; thence running N. 7-31 W., 125 feet to a point; thence running N. 84-52 E., 3.4 feet to a point; thence running N. 85-41 E., 829.1 feet to a point; thence running S. 0-05 W., 524.4 feet to a point on East North Street Extension; thence running along East North Street Extension S. 82-37 W., 554.8 feet to a point; thence running N. 7-31 W., 150 feet to a point; thence running S. 82-37 W., 150 feet to a point, 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 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.

State of South Carolina  
County of Greenville

Satisfied and paid in full this 23  
day of June 1970

First Piedmont Bank & Trust Co.  
By Lewis J. Fraxton  
Attest: Gauthier N. Scott  
Witness: Sybil J. Farrow

SATISFIED AND CANCELLED OF RECORD  
27 DAY OF Aug 1970  
Ollie Farnsworth  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 4:46 O'CLOCK P M. NO. 4881