

APR 16 3 12 PM '70
OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA,
County of Greenville

To All Whom These Presents May Concern:

WHEREAS, S.M.C. Corporation -----

hereinafter called the mortgagor(s), is (are) well and truly indebted to Southern Bank and Trust Company, Greenville, S. C. -----, hereinafter called the mortgagee(s),

in the full and just sum of Twenty-five Thousand Five Hundred Fifty-nine and 52/100 (\$25,559.52)

Dollars, in and by a certain promissory note in writing of even date herewith, due and payable as follows:

As provided for in the note that this mortgage secures -----

with interest from ----- at the rate of ----- per centum per annum until paid; interest to be computed and paid ----- and if unpaid when due to bear interest at the same rate as principal until paid, and the mortgagor(s) has (have) further promised and agreed to pay ten per cent of the whole amount due for attorney's fee, if said note be collected by an attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That the said mortgagor(s) in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to the mortgagor(s) in hand well and truly paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said mortgagee(s) the following described real property:

ALL that piece, parcel or lot of land situate, lying and being on the eastern side of Green Street in the Town of Mauldin, County of Greenville, State of South Carolina and shown as the property of S.M.C. Corporation on a plat recorded in the R.M.C. Office for Greenville County in Plat Book 4D at Page 13 and according to a more recent survey by Carolina Engineering & Surveying Co. has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Green Street at the joint corner of this tract and property now or formerly of Shaver, which iron pin is 321.4 feet north from the intersection of Miller Road and Green Street; running thence with said street N. 20-30 W., 193.2 feet to an iron pin; running thence N. 72-38 E., 293 feet to an iron pin; running thence N. 15-33 W., 72.6 feet to an iron pin; running thence N. 78-30 E., 110.8 feet to an iron pin at the corner of property heretofore conveyed to Robert L. Hughes, Sr.; running thence with that line S. 14-43 E., 270 feet, more or less, to an iron pin in the line of property now or formerly of Shaver; running thence with the Shaver line S. 74-30 W., 382.3 feet to an iron pin, point of beginning.

This property is subject to a right-of-way for ingress and egress granted Robert L. Hughes, Sr. over a strip 20 feet wide along the southern boundry of said property.