

MORTGAGE OF REAL ESTATE—Mann, Foster, Ashmore & Brissey, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

JUL 6 3 38 PM '70
OLLIE FARNSWORTH
R. M. C.

BOOK 1159 PAGE 591

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, P. I. INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto FIRST PIEDMONT BANK AND TRUST COMPANY

(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
ON DEMAND

with interest thereon from _____ date _____ at the rate of ten(10%) per centum per annum, to be paid: on demand.

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 southwestern side of Woodruff Road (S.C. Highway 146), consisting of 17.8989 acres, and being shown as the major portion of the Property of Myrtle G. Eskew, a plat of which is recorded in the RMC Office for Greenville County, South Carolina in Plat Book BBB, Page 196, to-wit:

Beginning at an iron pin on the southwestern side of Woodruff Road (S.C. Highway 146) at the corner of the Property of Alvin D. Green and running thence with line of Property of Alvin D. Green S. 58-06 W. 1,557.2 feet to an iron pin in the line of Edward J. Green; thence with line of Property of Edward J. Green S. 41-36 E. 492.7 feet to an iron pin in the northern side of a road; thence with the northern side of said Road N. 70-29 E. 449.25 feet to an iron pin; thence continuing with the northern side of said Road N. 68-28 E. 517.2 feet to an iron pin at the corner of Property of Smith's Terminals Corporation; thence with the line of Property of Smith's Terminals Corporation N. 21-32 W. 400 feet to an iron pin; thence continuing with line of Property of Smith's Terminals Corporation N. 68-28 E. 600 feet to an iron pin in the southwestern side of Woodruff Road (S. C. Highway 146); thence with the southwestern side of Woodruff Road (S. C. Highway 146) N. 51-07 W. 412.1 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 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.