

HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAPMAN & BROWN, P. A. L.L.S.

BOOK 1160 PAGE 583

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

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

WHEREAS, FRONTIER ELECTRONICS, INC., a South Carolina corporation,

(hereinafter referred to as Mortgagor) is well and truly indebted unto M. L. STERN CO., INC.

(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 Sixteen Thousand and No/100-----

Dollars (\$ 16,000.00) due and payable

on the principal in the sum of \$5,000.00 ninety (90) days from date, with the balance of \$11,000.00 due 15 months from date,

maturity

with interest thereon from ~~now~~ at the rate of 8 per centum per annum, to be paid: quarterly.

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:

PARCEL NO. 1. ALL that tract of land together with buildings and improvements, lying on the Northeastern side of new U. S. Highway No. 25 (Poinsett Highway) near an access road to the Old Buncombe Road in Paris Mountain Township, in Greenville County, South Carolina, being shown on a Plat of the Property of Frontier Electronics, Inc., made by Piedmont Engineers & Architects, dated December 15, 1965, recorded in the RMC Office for Greenville County, S.C., in Plat Book LLL, page 133, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northeastern side of Poinsett Highway at the corner of property owned by Furman University and running thence N.12-29 E., 91.8 feet to and iron pin; thence continuing along said line, N.7-48 E., 154 feet to an iron pin; thence continuing along said line, N. 19-33 E., 112 feet to an iron pin; thence along line of Avalon Estates Subdivision, S.52-50 E., 90 feet to an iron pin in a driveway; thence crossing said driveway and running along line of property owned by Caine Company, S.13-45 W., 346.72 feet to an iron pin on Poinsett Highway; thence along the Northeastern side of Poinsett Highway, N.47-42 W., 29.9 feet to an iron pin; thence continuing along said side of said Highway, N.41-56 W., 60.1 feet to an iron pin, the beginning corner.

PARCEL NO. 2. ALSO, all that piece, parcel or lot of land lying on the Northeastern side of U.S. Highway No. 25 (Poinsett Highway) at the intersection thereof with an access road to Old Buncombe Road in Paris Mountain Township, Greenville County, South Carolina, being shown and designated on a Plat of Property of Frontier Electronics, Inc., made by C.C. Jones, Civil Engineer, dated November 2, 1968 and recorded in the RMC Office for Greenville County, S.C. in Plat Book ZZZ, page 63, and having according to said plat the following metes and bounds, to wit:

BEGINNING at the Northwesternmost common corner of property of Mortgagor and Caine Realty & Mortgage Company, Incorporated, on line of Avalon Estates Subdivision, and running thence along line of property of Mortgagor, S. 13-45 W., 346.5 feet to an iron pin on the right of way of U.S. Highway No. 25; thence along said right of way, S. 45 E., 106.5 feet to an iron pin; thence a new line through property of Caine Realty and Mortgage Company, Incorporated, N. 13-45 E., 362 feet crossing an alley to an iron pin on Avalon Estates; thence along line of property of Avalon Estates, N.52-50 W., 100 feet to an iron pin, the point of beginning, and being the same property conveyed to the Mortgagor by deed of Caine Realty & Mortgage Company, Incorporated.

The within mortgage is junior in lien to a first mortgage covering Parcel No. 1 owned and held by C.E. Runion and Margaret Runion, recorded in the RMC Office for Greenville County, S.C., in Mortgage Book 1037, page 235 in the original sum of \$30,000.00 dated August 3, 1966, and to a second mortgage covering the same to The Peoples National Bank of Greenville for \$50,000.00 dated August 29, 1967, recorded in said RMC Office in Mortgage Book 1070, page 17. Parcel No. 2 is covered by a first mortgage owned by Caine Realty & Mortgage Company, Incorporated, dated December 3, 1968, in the original amount of \$5482.80, recorded in said RMC Office for said County and State in Mortgage Book 1111, page 121.

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.

For Subordination Agreement see R. M. Book 1172 Page 533