

MORTGAGE OF REAL ESTATE BY A CORPORATION
OLLIE FARNSWORTH
R. M. C.

State of South Carolina
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Jo-Mar Liquors, Inc., a corporation, (herein called mortgagor) SENDS GREETING:

WHEREAS, the said mortgagor, Jo-Mar Liquors, Inc.,

a corporation chartered under the laws of the State of South Carolina, is well and truly indebted

The Peoples National Bank, to the mortgagee in the full and just sum of Thirty-Two Thousand (\$32,000.00) - - - - -

Dollars, in and by its certain promissory note in writing, of even date herewith, due and payable in monthly installments of Six Hundred Forty-Eight Dollars and Eighty-Five (\$648.85) Cents, commencing February 1st, 1971, and on the same day of each succeeding month until paid in full,

with interest from date, at the rate of eight (8%) percentum until paid; interest to be computed and paid monthly,

until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of its interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses, including ten per cent of the indebtedness as attorney's fee, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That the said mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee, according to the terms of said note, and also in consideration of the further sum of Three Dollars to the said 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 said The Peoples National Bank, its successors and assigns forever, the following described property, to-wit:

All that certain piece, parcel or lot of land situate, lying and being in or near the Town limits of Simpsonville, Greenville County, State of South Carolina, being known and described as Lot No. 70 and 71, on a subdivision known as Roland Heights, plat of said subdivision being recorded in Plat Book S, at page 34, in the R.M.C. Office for Greenville County, South Carolina. Said lots lie on the western side of Old U.S. Highway 276, now State Highway 14, and are conveyed subject to the rights-of-way of U.S. Highway 276 and C & W C Railroad.

This is the same property conveyed to the mortgagor, by deed from Tommy H. Bagwell, dated December 22nd, 1970, and recorded simultaneously herewith.

AND ALSO:

All that certain piece, parcel or lot of land, with all im-