

HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAPMAN & BROWN, P.A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JAN 13 11 51 AM '71
OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE
(CORPORATION)
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, A & J ENTERPRISES, INC. a corporation organized and existing under the laws of the State of South Carolina, (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, in the sum of: Eighteen Thousand and No/100----- Dollars (\$18,000.00) due and payable as provided for under the terms and conditions of said note, which are incorporated herein by reference and made a part hereof as though they set forth herein, with interest thereon from date at the rate of 8 per centum per annum, to be paid as provided for in said note; and,

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 piece, parcel or lot of land situate, lying and being on the Northern side of Henderson Drive in the City of Greenville, Greenville County, South Carolina, containing 6.2 acres, more or less, being shown and designated as Tract A on a Plat of a Survey for Rosa M. Henderson made by Carolina Engineering & Surveying Company, dated January 14, 1967, and recorded in the RMC Office for Greenville County, S. C., in Plat Book XX, page 198, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the center line of Henderson Drive at the common front corner of Tracts A and B and running thence with the center line of Henderson Drive, S. 79-55 E., 104.5 feet to an iron pin; thence continuing with the center line of Henderson Drive, N. 85-40 E., 208.7 feet to an iron pin at the corner of a 23 acre tract; thence with the line of said tract, N. 5-30 E., 94.2 feet to an iron pin; thence (S. 79-58 W., 300 feet to an iron pin on Tract B; thence along the line of said tract, S. 6-43 W., 884.4 feet to an iron pin, the beginning corner, being the same property conveyed to the Mortgagor by deed of Johnnie H. Simmons and Phyllis Giles.

Together with all and singular rights, members, herditaments, 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.

State of South Carolina
County of Greenville

Satisfied and paid in full this 15th

Day of June 1971

First Piedmont Bank & Trust Co.

By W. J. Godbold

Attest: Richard C. Adkins

Witness: Gladys L. Calmes

SATISFIED AND CANCELLED OF RECORD

21 June 1971
Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:45 O'CLOCK A. M. NO. 31052