

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

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

BOOK 1180 PAGE 417

FILED GREENVILLE CO. S. C. TO ALL WHOM THESE PRESENTS MAY CONCERN

FEB 10 8 39 AM '71

OLLIE FARNSWORTH R. M. C.

WHEREAS, P.I., Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Estate of Charles J. Peterson

(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 -----

Three Hundred Thousand and No/100----- Dollars (\$ 300,000.00) due and payable on demand,

with interest thereon from date ----- at the rate of Seven 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 southern side of Woodruff Road (S.C. Highway 146), and being shown and designated as 17.8989 acres on a plat entitled the property of Myrtle G. Eskew recorded in the RMC Office for Greenville County, South Carolina in Plat Book BBB, Page 196, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of Woodruff Road (S.C. Highway 146), in right-of-way of said road, at the joint front corner of subject property and property of Alvin D. Green, and running thence along the said Woodruff Road S. 51-07 E. 412.1 feet to an iron pin; thence running S. 68-28 W. 600 feet to an iron pin; thence running S. 21-32 E. 400 feet to an iron pin on the northern side of Laurel Road; thence along the said Laurel Road S. 68-28 W. 57.2 feet to an iron pin; thence running with the said Laurel Road S. 70-29 W. 449.25 feet to an iron pin; thence running along the line of Property of Edward J. Green N. 41-36 W. 492.7 feet to an iron pin; thence running along the line of property of Alvin D. Green N. 58-06 E. 1,557.2 feet to an iron pin in the right-of-way of Woodruff Road, the point of beginning.

This mortgage is junior in lien to that certain mortgage executed in favor of First Piedmont Bank & Trust Company

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.