

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
MARCH 4 11 05 AM '71
OLLIE FARNSWORTH
R.M.C.

WHEREAS, Triam Corporation

(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 Nine per centum per annum, to be paid: upon payment of principal

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 northern side of East North Street Extension, Greenville, South Carolina and being a portion of the property shown on plat of Survey for Triam Corporation near Greenville, S. C., made by Carolina Engineering & Surveying Co., January 21, 1971, and having according to said plat the following metes and bounds, to-wit:

Beginning at a point on the northern side of East North Street Extension, joint front corner of property of Morningside Baptist Church and the within-described parcel, and running thence along the northern edge of East North Street Extension S. 82-37 W. 18.4 feet to a point; thence running N. 8-22 W. 115.2 feet to a point; thence S. 83-0 W. 80 feet to a point; thence N. 8-22 W. 227.5 feet to a point; thence N. 82-29 E. 20.5 feet to a point; thence N. 7-31 W. 50 feet to a point; thence N. 82-29 E. 140.9 feet to a point; thence running S. 0-50 W. 399.2 feet to the point of beginning.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) RELEASE OF MORTGAGE LIEN

FOR VALUE RECEIVED, the undersigned does hereby release and forever discharge the within-described property from the lien of its mortgage recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1158, at Page 311 on June 19, 1970, said mortgage to otherwise remain in full force and effect.

IN WITNESS WHEREOF we have hereunto caused the corporate seal to be affixed hereto and these presents to be subscribed by the duly authorized officers this 4th day of March, 1971.

IN THE PRESENCE OF: FIRST PIEDMONT BANK AND TRUST COMPANY
Richard P. Edwards By *William H. ...* (SEAL)
Boyd Banton

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) PROBATE

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within-named First Piedmont Bank and Trust Company by its duly authorized officer(s) sign, seal and as its act and deed deliver the within Release and that (s)he with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 4th day of March, 1971. *Richard P. Edwards*
Ann G. Patrick (SEAL)
Notary Public for South Carolina

My commission expires: 9-1-78
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.

See page 416 for satisfaction.