

MORTGAGE OF REAL ESTATE—Mann, Foster, ^{FILED} ~~Wright & Briscoe~~, Attorneys at Law, Justice Building, Greenville, S. C.

GREENVILLE CO. S. C.

BOOK 1183 PAGE 33

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAR 9 3 30 PM '71

MORTGAGE OF REAL ESTATE

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

WHEREAS, Greater Greenville Chamber of Commerce

(hereinafter referred to as Mortgagor) is well and truly indebted unto Camperdown Company, 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 -----Forty-Eight Thousand Seven Hundred Fifty and No/100----- Dollars (\$ 48,750.00) due and payable

\$16,250.00 on principal one year from date and \$16,250.00 on principal two years from date; balance due in full three years from date; privilege is granted to prepay at any time without penalty;

with interest thereon from) date at the rate of Seven (7%) per centum per annum, to be paid: annually

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

All that piece, parcel or tract of land containing 1.53 acres, more or less, situate, lying and being on the Western side of Cleveland Street and on the Eastern side of U. S. Highway No. 29 (Church Street) in the City of Greenville, County of Greenville, State of South Carolina, and having according to a plat prepared by Dalton & Neves, Engineers, dated February, 1971, entitled "Property of Camperdown Mills", recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 41 at page 75, the following metes and bounds:

Beginning at an iron pin on the Western side of Cleveland Street at the joint corner of the premises herein described and property now or formerly of Janitors Supply & Chemical Co., and running thence with the line of the said Janitors Supply & Chemical Co. property N. 78-45 W. 238.3 feet to an iron pin near the Eastern bank of Reedy River; thence with the Eastern bank of Reedy River N. 21-35 W. 117.2 feet to an iron pin; continuing with the Eastern bank of Reedy River N. 43-41 W. 134 feet to an iron pin on the Eastern edge of the right-of-way for U. S. Highway No. 29 (Church Street); thence with the Eastern edge of said right-of-way N. 21-09 E. 115 feet to an iron pin at the Southeastern corner of the intersection of U. S. Highway No. 29 (Church Street) and an Access Road; thence with the Southern edge of the right-of-way for said Access Road, the following courses and distances; S. 40-40 E. 106.9 feet to an iron pin, thence S. 63-26 E. 92 feet to an iron pin, thence S. 84-15 E. 84.6 feet to an iron pin, thence S. 64-15 E. 84.4 feet to an iron pin, thence N. 85-56 E. 12.2 feet to an iron pin at the Southwestern corner of the intersection of the said Access Road and Cleveland Street, thence with the Western edge of the right-of-way for Cleveland Street S. 2-51 E. 61.8 feet to an iron pin, thence continuing with the Western edge of the right-of-way for Cleveland Street S. 0-26 E. 130.5 feet to the point of beginning.

ALSO: All the right, title and interest of the Mortgagor herein in and to all property situate, lying and being between the westerly boundary of the premises hereinabove described and the center line of Reedy River.

This is a purchase money mortgage.

This purchase and mortgage was authorized by action of the Board of Directors of the Greater Greenville Chamber of Commerce at a regular meeting held on January 21, 1971

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.