

MORTGAGE OF REAL ESTATE BY A CORPORATION

Office of Julius B. Aiken, Attorney at Law, Greenville, S. C.  
GREENVILLE CO. S. C.

State of South Carolina

COUNTY OF GREENVILLE

MAR 30 4 04 PM '71  
OLLIE FARNSWORTH  
R. M. C.

To All Whom These Presents May Concern: Jo-Mar, Liquors, Inc., a South Carolina 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

to the mortgagee in the full and just sum of Twenty Thousand (\$20,000.00) Dollars, - - - -

Dollars, in and by its certain promissory note in writing, of even date herewith, due and payable on or before one year from date,

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

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

First Piedmont Bank and Trust Company, its successors or assigns,

ALL that parcel or tract of land with improvements thereon situate on both sides of Harrison Bridge Road in Fairview Township, Greenville County, South Carolina, and having according to a survey made by C. C. Jones, Engineer, April 1964, recorded in the RMC Office for Greenville County, South Carolina in Plat Book BBB, at Page 5, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwest edge of Harrison Bridge Road at the corner of property now or formerly of John T. Knight and Edith A. Knight and running thence along the Northwest side of Harrison Bridge Road N. 43-06 W., 245.5 feet to an iron pin at the corner of property of John T. Knight and Edith A. Knight; thence along line of property of John T. Knight and Edith A. Knight N. 42-15 W., 446.4 feet to an iron pin; thence N. 43-45 W., 473.2 feet to an iron pin; thence N. 71-45 W., 500 feet, more or less, to an iron pin on line of property of now or formerly of J. D. Hollingsworth; thence along the Hollingsworth line N. 54-40 E., 1,840 feet to an iron pin; thence still along the Hollingsworth line, crossing Harrison Bridge Road S. 58-59 E., 1,861 feet to an iron pin; thence S. 39-45 W., 874.5 feet to an iron pin in branch; thence S. 78-35 W., 244 feet to an iron pin; thence N. 79-10 W., 81 feet to an iron pin; thence S. 69-30 W., 361.7 feet to an iron