

FILED
GREENVILLE CO. S. C.

BOOK 1187 PAGE 170

MORTGAGE OF REAL ESTATE BY A CORPORATION

APR 12 1 49 PM

OLLIE FARNSWORTH
R. M. C.

Office of Julius B. Aiken, Attorney at Law, Greenville, South Carolina

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: Jo-Mar Liquors, Inc., a 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 Seventy-Five Thousand (\$75,000.00) Dollars-----

Dollars, in and by its certain promissory note in writing, of even date herewith, due and payable in monthly installments of Nine Hundred Ten (\$910.00) Dollars each, commencing the month following completion of the building which is being erected on said property (in no event beyond four months from the date hereof), on the 10th day of said month, and on the 10th day of each and every month thereafter, until paid in full,

with interest from date, at the rate of eight (8%)

percentum until paid; interest to be computed and paid monthly,

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 Peoples National Bank, 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 State of South Carolina, County of Greenville, in Austin Township, near the Town of Mauldin, being shown as Lot #1 on plat of the property of T. P. and Mattie Lou Nabors made by W. J. Riddle, and recorded in Plat Book "R", at Page 41, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the East side of Highway #276 and a 20-foot road and running thence along said 20-foot road, N. 88-00 E., 198.8 feet to an iron pin in said road at corner of lands now or formerly owned by Henderson, and running thence S. 18-15 E., 212.5 feet to an iron pin; thence S. 2-40 E., 22.5 feet to an iron pin in line of Lot #2 of property of T. P. and Mattie Lou Nabors; thence with the line of Lot #2, S. 84-10 W., 254.5 feet to an iron pin in the East side of Highway #276; thence with said Highway N. 3-00 W., 244.4 feet to the beginning Corner.

LESS, HOWEVER, that portion heretofore sold or taken by the South Carolina Highway Department.