

THIS MORTGAGE DEED Executed the Second day of November A. D. 1970, by REJOMI, INC., a Florida corporation, having its principal place of business in Jacksonville, Florida

hereinafter called the Mortgagor, which term shall include the heirs, legal representatives, successors and assigns of the said Mortgagor wherever the context so requires or admits,

to THE FLORIDA NATIONAL BANK OF JACKSONVILLE, Jacksonville, Florida

hereinafter called the Mortgagee, which term shall include the heirs, legal representatives, successors and assigns of the said Mortgagee wherever the context so requires or admits.

WITNESSETH: That for divers good and valuable considerations, and also in consideration of the aggregate sum named in the promissory note... of even date herewith hereinafter described, the said Mortgagor does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the said Mortgagee, its heirs, successors and assigns, all the certain piece, parcel or tract of land, of which the said Mortgagor is now seized and possessed and in actual possession, situate in the county of Greenville and State of South Carolina, described as follows:

All that tract of land lying in Chick Springs Township, County of Greenville, State of South Carolina, on the Western side of Buncombe Road about one-fourth mile West of the City of Greer, S. C., and shown as the Alvin L. Hammett Lot, containing 1.14 acres and an adjoining lot containing 2.46 acres on a plat of property of the C. L. King Estate by H. S. Brockman, Registered Surveyor, dated March 14, 1955, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the Western side of Buncombe Road at the joint front corner of the property herein conveyed and that designated on the plat above referred to as John H. Tooley lot and running thence with the joint line of said property, S. 63-58 W. 490.3 feet to an iron pin on the line of property now or formerly of Norman W. Frady; thence with the Frady line, N. 28-18 W. 231.6 feet to an iron pin; thence along the strip reserved for a road, N. 67-00 E. 25 feet to an iron pin; thence N. 29-46 W. 100 feet to an iron pin; thence N. 67-00 E. 520 feet to an iron pin on the western side of Buncombe Road; thence with the side of said road, S. 0-20 E. 88 feet to an iron pin; thence S. 27-45 E. 17.5 feet to an iron pin; thence S. 26-13 E. 201.7 feet to an iron pin, the point of beginning;

SUBJECT HOWEVER, to a right-of-way granted on June 14, 1963 in favor of Duke Power Company by Rejomi, Inc. for the purpose of bringing service to the truck terminal as well as telephone service thereto, which right-of-way appears of record in Deed Book 726 at page 134, as recorded in the office of the R. M. C. for Greenville County, South Carolina.

TO HAVE AND TO HOLD the same, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof and also all the estate, right, title, interest, property, possession, claim and demand whatsoever as well in law as in equity of the said Mortgagor in and to the same and every part and parcel thereof unto the said Mortgagee, and its heirs, successors and assigns, in fee simple.

And said Mortgagor, for itself, and its heirs, legal representatives, successors and assigns, hereby covenant with said Mortgagee, its heirs, legal representatives, successors and assigns, that said Mortgagor is indefeasibly seized of said land in fee simple; that the said Mortgagor has full power and lawful right to convey the same in fee simple as aforesaid; that it shall be lawful for said Mortgagee, its heirs, legal representatives, successors and assigns, at all times peaceably and quietly to enter upon, hold, occupy and enjoy said land and every part thereof; that said land is free from all incumbrances; that said Mortgagor, its heirs, legal representatives, successors and assigns, will make such further assurances to perfect the fee simple title to said land in said Mortgagee, its heirs, legal representatives, successors and assigns, as may reasonably be required; and that said Mortgagor does hereby fully warrant the title to said land and every part thereof and will defend the same against the lawful claims of all persons whomsoever.

PROVIDED ALWAYS, That if said Mortgagor shall pay unto the said Mortgagee the certain promissory note, of which the following in words and figures is a true copy, to-wit:

GREENVILLE CO., S. C.
JAN 14 4 26 PM '71
OLLIE FARNSWORTH
R. M. C.