

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
GREENVILLE (CO. S. C.)

MORTGAGE OF REAL ESTATE

BOOK 1193 PAGE 237

JUN 1 3 22 PM '71

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R.M.C.

WHEREAS, The South Carolina National Bank as Trustee for Modern Office Machines, Inc. Profit Sharing Plan under agreement dated March 31, 1967

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. Milton Smeak and T. V. Howie as Executors of the Estate of Dora T. Ballenger

(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 One Hundred Two Thousand, Three Hundred Seventy-Five and No/100----- Dollars (\$102,375.00) due and payable in ten equal installments of Ten Thousand, Two Hundred Thirty-Seven and 50/100 (\$10,237.50) Dollars each plus interest at the rate of 6 3/4% per cent per annum on the declining balance, the first payment being due on the 1st day of December, 1971, and every six months thereafter until paid in full. It is specifically understood and agreed that the Mortgagor shall have the right to prepay the entire principal balance, due, plus accrued interest, at any time, with interest thereon from date at the rate of 6 3/4% per centum per annum, to be paid semi-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 Greenville, being known and designated as Tract B as is more fully shown on a survey for the Estate of Dora T. Ballenger, prepared by Piedmont Engineers & Architects, dated June 15, 1970 with Interior Lines added May 6, 1971, and recorded in the R. M. C. Office for Greenville County in Plat Book 4 J, at Page 37, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northern side of Woodruff Road at the corner of Tract A, and running thence with the northern side of Woodruff Road, N. 44-25 W. 187 feet to an iron pin; thence continuing with the northern side of Woodruff Road, N. 46-28 W. 200 feet to an iron pin; thence continuing still with the northern side of Woodruff Road, N. 52-52 W. 200 feet to an iron pin; thence continuing still with the northern side of Woodruff Road, N. 59-00 W. 72.45 feet to a point at the corner of Tract C; running thence with the line of Tract C, N. 14-57 E. 680 feet to a point on the southern side of the right-of-way of I-385 and running thence with the southern side of the right-of-way of I-385, S. 64-53 E. 153.68 feet to a monument; thence continuing with the southern side of I-385, S. 67-37 E. 200.53 feet to a monument; thence continuing still with the south side of I-385, S. 64-52 E. 721 feet to a point at the corner of Tract A; thence with the line of Tract A, S. 45-44 W. 914.95 feet to the point of beginning, containing 15 acres, more or less; being the same conveyed to the mortgagor by the mortgagees by deed of even date to be recorded herewith.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.