

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE—Form Prepared by Haynsworth, Perry, Bryant, Marion & Johnstone, Attorneys at Law, Greenville, S. C.

OLLIE FARNSWORTH  
R. M. C.

BOOK 1189 PAGE 30

The State of South Carolina,  
County of GREENVILLE

To All Whom These Presents May Concern:

W. C. B. CONTAINERS, INC.

SENDS GREETING:

Whereas, it, the said W. C. B. CONTAINERS, INC., a South Carolina corporation, in and by its certain note in writing, of even date with these

presents, is well and truly indebted to FEDERAL FIBRE CORP., a New Jersey corporation,

in the full and just sum of Two Hundred Ninety-six Thousand, Six Hundred Seventy-one Dollars and Fifty-seven Cents (\$296,671.57) to be paid in five (5) equal annual installments beginning July 13, 1972 and continuing on a like date of each succeeding year until paid in full

, with interest thereon from date

at the rate of six per centum per annum, to be computed and paid on the unpaid balance of such principal sum payable quarterly commencing September 30, 1971 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, then 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 his or 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 fees, 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 it, the said W. C. B. CONTAINERS, INC.

, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said FEDERAL FIBRE CORP.

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to it, the said W. C. B. Containers, Inc.

, in hand well and truly paid by the said Federal Fibre Corp.

at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the said FEDERAL FIBRE CORP.:

ALL that certain piece, parcel, or tract of land containing 15 acres, more or less, situate, lying and being on the Northern side of U. S. Highway No. 123 near the City of Greenville, County of Greenville, State of South Carolina, and having according to a plat prepared by Carolina Engineering & Surveying Co., dated November 25, 1968 and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book ZZZ at page 163, the following metes and bounds:

BEGINNING at an iron pin on the Northern edge of the right of way for U. S. Highway No. 123 at the Southeastern corner of the premises herein described and at the joint corner of said premises and property now or formerly of Goodsey and running thence with the Northern edge of the said right of way the following courses and distances: N. 83-13 W. 36 feet

(continued on reverse side)