

MORTGAGE OF REAL ESTATE BY A CORPORATION

GREENVILLE, S.C. 29601  
Dec 4 10 44 AM '73  
DONNIE S. TANKERSLEY  
R.M.C.

BOOK 1296 PAGE 709

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLEMORTGAGE OF REAL ESTATE BY A CORPORATION  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, THE BELMONT CORPORATION OF GREENVILLE

a corporation chartered under the laws of the State of South Carolina  
(hereinafter referred to as Mortgagor) is well and truly indebted unto BANKERS TRUST OF SOUTH CAROLINA, N. A.

(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 Fifty Five Thousand and no/100-----

Dollars (\$ 55,000.00 ) due and payable

in monthly installments of \$834.59 each commencing on the 3rd day of January, 1974, and continuing on the same day of each month thereafter, with the remaining balance being due and payable on November 3, 1981, said payments to be applied first to interest and then to principal.

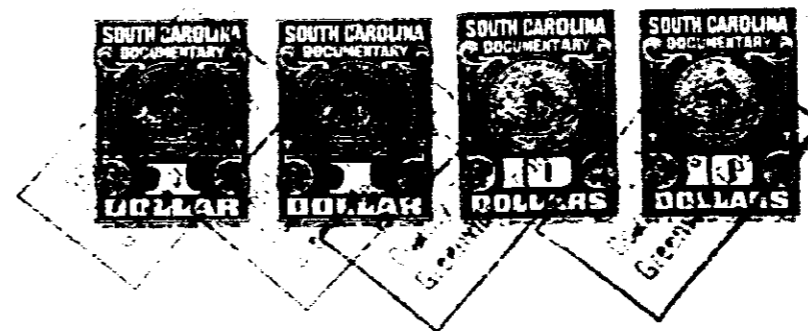
with interest thereon from date at the rate of ten (10) per centum per annum, to be paid: monthly

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, the Mortgagee's heirs, successors and assigns:

"ALL <sup>those</sup> certain pieces parcel or lots of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southeastern side of U. S. Highway 29, and being shown and designated as two adjoining tracts containing 7.14 acres and 6.24 acres on plat of property entitled "Property of N. E. Belmont" by John A. Simmons, Registered Surveyor, dated June 16, 1962, and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the southeastern edge of the right-of-way of U. S. Highway 29 in the line of property now or formerly owned by the Southern Railroad, and running thence with the highway right-of-way S. 46-49 W. 191 feet to an iron pin; thence N. 43-00 W. 15 feet to an iron pin; thence S. 47-00 W. 354 feet to an iron pin; thence N. 41-00 W. 20 feet to an iron pin; thence S. 47-00 W. 421 feet to an iron pin in the edge of said highway right-of-way; thence leaving said highway right-of-way and running S. 36-27 E. 369 feet to a point in the center of a creek; thence with the creek as the line, the traverse lines of which are as follows: N. 84-15 E. 151 feet to a point; thence N. 74-45 E. 221 feet to a point; thence N. 86-35 E. 187 feet to a point; thence N. 83-50 E. 296.3 feet to an iron pin; thence leaving the center of said creek and running N. 15-40 W. 202 feet to an iron pin; thence continuing N. 15-40 W. 648 feet to an iron pin in the right-of-way line of the Southern Railroad; thence with the line of the Southern Railroad property S. 87-42 W. 106.9 feet to an iron pin at the point of beginning.



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