

MORTGAGE OF REAL ESTATE - FILED Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.  
 GREENVILLE CO. S. C.

OCT 8 4 42 PM '71

STATE OF SOUTH CAROLINA  
 COUNTY OF GREENVILLE

OLLIE FARNSWORTH  
 R. M. C. MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: DOC GREEN'S AUTO PARTS INC.

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto BANK OF TRAVELERS REST

(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

Sixteen Thousand and No/100 ----- DOLLARS (\$ 16,000.00 ),  
 with interest thereon from date at the rate of 7½ per centum per annum, said principal and interest to be repaid:

within one (1) year from date with interest at the rate  
 of 7½ percent per annum, to be computed and paid semi-  
 annually in advance, until paid in full,

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, in Bates Township, on the southeastern side of U.S. Highway No. 25 Alternate, in the Town of Travelers Rest, and according to a survey made by Terry T. Dill, on July 10, 1962, it is described as follows:

BEGINNING at an iron pin on the southeastern side of U.S. Highway No. 25 Alternate at the corner of property of John J. White and running thence with the southeastern side of said Highway N 53-25 E 70.6 feet to an iron pin at the corner of the other property of the Grantors; thence with the line of said property S 36-16 E 143.5 feet to an iron pin in line of property of C. Hawkins; thence with the line of said property S 51-47 W 55.3 feet to an iron pin at the corner of property of John J. White; thence with the line of said property N 42-13 W 145.9 feet to the beginning corner.

This is the same property conveyed to Mortgagor by deed of Grady Green recorded in Deed Book 897 at page 422 in the RMC Office for Greenville County.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.