

STATE OF SOUTH CAROLINA OCT 19 3 39 PM '71

COUNTY OF GREENVILLE OLLIE FARNSWORTH R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, G & C REALTY COMPANY (a South Carolina corporation)

(hereinafter referred to as Mortgagor) is well and truly indebted unto CITIZENS & SOUTHERN NATIONAL BANK OF GREENVILLE, SOUTH CAROLINA, Trustee of the Profit Sharing Plan and Trust of Covil Companies,

(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

SIXTY THOUSAND AND NO/100 _____ Dollars (\$ 60,000.00) due and payable

in six (6) annual installments of Ten Thousand and no/100 (\$10,000.00) Dollars each, with

with interest thereon from date at the rate of ten per centum per annum, to be paid: 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, located to the South of Sulphur Springs Road, being shown and designated as a 2.76 acre tract on a revised plat of Berea Industrial Park Area by Carolina Engineering and Surveying Company, dated May 19, 1965, and according to the said plat the following metes and bounds, to-wit:

BEGINNING at a point on the Eastern side of Duke Power Company right-of-way, which point is approximately 646.95 feet South of Sulphur Springs Road, and running thence with the line parallel to a side tract of the Lessor N. 89-09 E. 452.0 feet to a point in the line of property now or formerly owned by the E. E. Dorr Estate; thence with the said property line S. 0-59 E. 324.7 feet to a point; thence S. 89-20 W. 364.45 feet to a point on the Eastern side of Duke Power Company right-of-way; thence with the said Eastern side of the said right-of-way N. 15-46 W. 341.45 feet to the POINT OF BEGINNING.

Together with all and singular rights, members, herditaments, 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.