

FILED
GREENVILLE CO. S. C.

BOOK 1212 PAGE 173

MORTGAGE OF REAL ESTATE—Office of Wills, Bargain, Foreman & Parkes, P.A. Greenville, S. C.

Nov 2 1 34 PM '71

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } OLDIE FARNSWORTH
R.M.C. MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: PALMETTO BOX COMPANY, INC.

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

WHEREAS, the Mortgagor is well and truly indebted unto Harry W. Granger and Bennie J. Granger (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 Three Hundred Fifty and No/100 DOLLARS (\$ 60,350.00)** with interest thereon from date at the rate of _____ per centum per annum, said principal and interest to be repaid as follows: **Payable in 20 equal semi-annual principal installments of \$3,017.50, plus accrued interest on the unpaid balance payable with each principal installment.**

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

ALL that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, on White Horse Road (State Highway No. 250) containing 19.60 acres, more or less, and having according to plat of property of Palmetto Box Company, prepared by Enwright Associates, Engineers, dated October 12, 1971, and recorded in the Office of the R.M.C. for Greenville County in Plat Book 4-J at Page 91, the following metes and bounds, to-wit:

BEGINNING at a nail at the edge of the right-of-way of White Horse Road at the joint front corner of property now or formerly of Albert A. Granger and Thelma H. Granger and running thence along common line with property now or formerly of Albert A. Granger and Thelma H. Granger and 240 West Lippincott Corp. N. 4-43 E. 1165.5 feet to an old iron pin; thence turning and running S. 77-29 E. 603.8 feet to an iron pin at the eastern edge of a 30 foot railroad industrial spur track right-of-way; thence turning and running along the eastern edge of said 30 foot railroad right-of-way to the edge of the right-of-way of White Horse Road the following courses and distances: S. 13-22 E. 241.9 feet to an iron pin; S. 9-01 E. 117.4 feet to an iron pin; S. 0-19 E. 117.4 feet to an iron pin; S. 4-01 W. 807.4 feet to an iron pin at the edge of the right-of-way of White Horse Road; thence turning and running along the edge of the right-of-way of White Horse Road the following courses and distances: N. 76-50 W. 288.2 feet to an iron pin; N. 75-03 W. 100 feet to an iron pin; N. 70-53 W. 100 feet to an iron pin; N. 66-46 W. 100 feet to an iron pin; N. 62-35 W. 100 feet to an iron pin; N. 59-30 W. 56.5 feet to a nail, the point of beginning.

Mortgagees agree to release the property hereinabove described, or portions thereof, from the lien of the first mortgage held by them from time to time on request of Mortgagor upon payment by Mortgagor to Mortgagees of \$5,000.00 per acre for each acre or a portion thereof sought to be released. Payments for the release of a portion of the property as hereinabove set forth shall be credited against the semi-annual payments due under the note secured by this mortgage; it being understood that at such time release payments are made accumulated interest on said (Continued on Page 4 hereof)

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.