

GREENVILLE CO. S. C.

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MORTGAGE OF REAL ESTATE BY A CORPORATION

Offices of Leatherwood, Walker & Mann, Attorneys at Law, Greenville, S. C.

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: BELMONT CORPORATION OF GREENVILLE

(herein called mortgagor) SENDS GREETING:

WHEREAS, the said mortgagor, Belmont Corporation of Greenville

a corporation chartered under the laws of the State of South Carolina, is well and truly indebted

to the mortgagee in the full and just sum of Thirty-Five Thousand and No/100ths-----

Dollars, in and by its certain promissory note in writing, of even date herewith, due and payable

with payments of \$854.46 per month, commencing on the 5th day of December, 1971 and to be made on the 5th day of each successive month until paid in full.

with interest from date, at the rate of eight

percentum until paid; interest to be computed and paid monthly

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, 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 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 fee, 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 the said mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee, according to the terms of said note, and also in consideration of the further sum of Three Dollars to the said 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 said

THE PEOPLES NATIONAL BANK, GREENVILLE, S. C., ITS SUCCESSORS AND ASSIGNS:

ALL those certain pieces, parcels or lots of land located 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 a 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 side of the right of way of U. S. Highway 29 in line of property now or formerly owned by Southern Railroad and running thence with the line of U. S. Highway 29 right of way, S. 46-49 W. 191 feet to an iron pin; thence N. 43 W. 15 feet to an iron pin; thence S. 47 W. 354 feet to an iron pin; thence N. 41 W. 20 feet to an iron pin; thence S. 47 W. 421 feet to an iron pin; thence leaving the right of way of U. S. Highway 29 and running thence S. 36-27 E. 369 feet to the center of Marrow Bone Creek; thence with the creek as the line, the traverse of which is as follows: N. 84-15 E. 151 feet to a point; thence N. 74-45 E. 221 feet