

Dec 13 12-41 PM '71

OLLIE FARNSWORTH  
R. M. C.

BOOK 1216 PAGE 145

The State of South Carolina,  
COUNTY OF ~~SPARTANBURG~~  
GREENVILLE.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Azalea Meats of Greenville, Inc.

HEREINAFTER CALLED THE MORTGAGOR, IN THE STATE AFORESAID, SEND GREETINGS:

WHEREAS, the Mortgagor in and by a certain note or notes, or obligation, bearing date the day of the date of these Presents, stand firmly held and bound to pay unto American Bank & Trust

hereinafter called the Mortgagee, in the said State, the sum of Three Hundred Fifty Thousand - - - - -  
(\$350,000.00) - - - - - Dollars

said sum repayable in accordance with the terms and conditions of the notes or obligations hereinabove referred to

~~at par date (with no grace)~~, with interest thereon after maturity at the rate of 8½% per cent, per annum, payable annually until paid; and the said mortgagor hereby agrees to pay all taxes or assessments, State, County and Municipal—as levied, assessed or charged against the property hereby mortgaged, as soon as the same shall become due and payable, or to repay on demand to said Mortgagee any or all such taxes, assessments, costs or penalties that may be paid by the said mortgagee whilst said note remains unpaid. (The said Mortgagee is hereby authorized to pay such, if the same be not paid when due by the Mortgagor, ~~its successors or assigns~~ it being distinctly understood and agreed that default in the payment of the principal, and interest, and taxes, and costs, and penalties, aforesaid, or of either, shall be a breach of the condition of said note or notes and of this mortgage.)

And it is further agreed that in case this mortgage be foreclosed, or be put into the hands of an Attorney for collection or foreclosure, a commission of ten per cent upon the amount due shall be added to cover Attorney's fees for collecting the same, which is hereby secured by the mortgage; and this mortgage shall also secure and cover any and all extensions or renewals of the said note or notes or obligation, whether represented by the original note or notes or by a new note or notes, so long as the indebtedness secured by this mortgage, or any part thereof, may remain unpaid in full. And this mortgage shall also secure any other indebtedness that I may now or hereafter be due or may owe the said Mortgagee, as maker, endorser or otherwise, and any indebtedness owed by me, as original obligor, endorser or otherwise, and acquired by said Mortgagee.

NOW KNOW ALL MEN, that the Mortgagor in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the Mortgagee, according to the condition of the said note, and also in consideration of the further sum of Three Dollars 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, have granted, bargained, sold and released, and by these Presents DO GRANT, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described real estate:

All those pieces, parcels or tracts of land situate, lying and being on the southern side of Drayton Avenue (New Belt Line Road) near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Tracts Nos. 1 and 2 as shown on a plat entitled "Property of Carolina Loan & Trust Company" prepared by Dalton & Neves, dated September, 1939, and revised February, 1941, said plat being recorded in the R. M. C. Office for Greenville County in Plat Book 'L' at Page 99 and having, according to said plat, the following metes and bounds: Beginning at a point in the center of Reedy River and on the southern side of Drayton Avenue (New Belt Line Road) and running thence with the southern side of Drayton Avenue (New Belt Line Road), S. 85-22 W., 15 feet to an iron pin; thence continuing with said southern side of Drayton Avenue (New Belt Line Road), S. 85-22 W., 191.5 feet to an iron pin; thence still continuing with said southern side of Drayton Avenue (New Belt Line Road), S. 85-22 W., 73.6 feet to an iron pin on the eastern edge of the right-of-way for a Southern Railroad siding; thence with the eastern edge of said right-of-way, S. 6-41 E., 270 feet to an iron pin on the western side of Cedar Lane Road; thence continu-

(Description continued on reverse side)