

GREENVILLE CO. S. C.

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MORTGAGE OF REAL ESTATE—Office of Law, Douglas, Arnold & Thomas, Attorneys at Law, Greenville, S. C.
OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL, WHOM THESE PRESENTS MAY CONCERN: Kingroads Development Corporation,

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

WHEREAS, the Mortgagor is well and truly indebted unto Southern Bank & Trust Company, (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

Four hundred thousand and no/100-----DOLLARS (\$400,000.00), with interest thereon from date at the rate of 7 1/4 per centum per annum, said principal and interest to be repaid: Payable on or before one year from date, with interest to be computed and paid quarterly. It is also understood and agreed that the interest rate shall be variable so as to always be 2 per cent above the prime rate.

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, being known and designated as "Property of Kingroads Development Corporation" on plat made by Piedmont Engineers and Architects dated January 28, 1967, containing 24.5 acres, more or less, and being described according to said plat as follows:

BEGINNING At an iron pin at the southeastern corner of the intersection of S. C. Highway 291 and Mauldin Road, and running thence with said Mauldin Road, S. 50-04 E. 900 feet to the intersection of Mauldin Road and South King Road; thence with the northern side of South King Road in a southwesterly direction 600 feet, more or less, to iron pin; thence continuing with South King Road in a northwesterly direction 600 feet, more or less, to iron pin on S. C. Highway 291; thence with the southern side of S. C. Highway 291 in a northeasterly direction 1,500 feet, more or less, to the point of beginning.

LESS, HOWEVER, That tract of land located at the intersection of S. C. Highway 291 and Mauldin Road conveyed to Texaco, Inc. by Kingroads Development Corporation. This tract fronts 200 feet on S. C. Highway 291 and 185 feet on Mauldin Road.

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.