

MORTGAGE OF REAL ESTATE BY A CORPORATION Offices of ~~JOHN W. HAYES & COMPANY~~ Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

FILED  
GREENVILLE, CO. S. C. MORTGAGE OF REAL ESTATE BY A CORPORATION

FEB 23 12 28 PM '72 TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH  
R. M. C.

WHEREAS, **K.S.D., INC**  
a corporation chartered under the laws of the State of **SOUTH CAROLINA**  
(hereinafter referred to as Mortgagor) is well and truly indebted unto

**SOUTHERN BANK AND 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

**FOURTEEN THOUSAND AND no/100-----Dollars(\$ 14,000.00 )** due and payable

**FIVE HUNDRED DOLLARS ON THE 21th DAY OF MAY, 1972, AND A LIKE AMOUNT ON THE 21st DAY OF EACH THIRD MONTH THEREAFTER TOGETHER**

with interest thereon from **date** at the rate of **8%** per centum per annum, to be paid: **quarterly.**

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 its 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**, on the southerly side of East North Street, being known as a part of Lot 2, Block 5, on the plat of Boyce Addition, recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book ZZ at pages 934 and 935, and having according to a survey made by H. C. Clarkson, Jr. dated February 17, 1965, entitled "Property of K.S.D., Inc.", the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of East North Street, said pin being located 100 feet west of the southwesterly corner of the intersection of East North Street and Manly Street, and running thence S. 16-07 E. 170.45 feet to an iron pin on the northerly side of a 15 foot public alley; thence along the northerly side of said alley S. 76-0 W. 35.66 feet to an iron pin; thence N. 16-07 W. 170.45 feet to an iron pin on the southerly side of East North Street; thence along the southerly side of East North Street N. 76-0 E. 35.66 feet to the point of beginning.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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 Morgagor 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.