

MORTGAGE ON REAL ESTATE - OFFICE OF THE REGISTER OF DEEDS - GREENVILLE, S. C.

MAY 30 10 48 AM '77

BOOK 1235 PAGE 141

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

ELLIE FARNSWORTH MORTGAGE
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: BELL PHARMACAL CORPORATION

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

WHEREAS, the Mortgagor is well and truly indebted unto **FIRST PIEDMONT 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 **One Hundred Twenty Five Thousand and No/100 DOLLARS (\$125,000.00)** with interest thereon from date at the rate of **8 3/4** per centum per annum, said principal and interest to be repaid as follows: **Two Thousand Three Hundred Ninety Three Dollard (\$2,393.00)**, payable monthly, beginning one month from the date hereof and **Two Thousand Three Hundred Ninety Three Dollars (\$2,393.00)** on the same day of each month thereafter, until the principal with interest to accrue thereon is fully paid; provided, however, unless sooner paid, the entire indebtedness shall be due and payable five and one-half years from the date hereof. Each said monthly installment, or any portion thereof, to be applied first to the payment of interest accrued to the date of receipt of said *

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:

*installment and the balance, if any, as a credit to principal.

ALL that piece, parcel or lot of land situate in Greenville County, South Carolina, on the southern side of Interstate Highway 85, consisting of 15.03 acres, and having according to a plat entitled "Property of Wenwood South, Inc.", prepared February 6, 1970, by Piedmont Engineers and Architects, the following metes and bounds, to-wit:

BEGINNING at old iron pin on the southern side of the right of way of Interstate Highway 85 in line of property of Pet, Incorporated, and running thence along the line of said property, S. 11-35 E. 900 feet to old iron pin; thence turning and running S. 82-52 W. 593.6 feet to a point in line of property of Greater Greenville Sewer District Commission; thence turning and running along the line of said property N. 32-47 W. 315.95 feet to old iron pin; thence still along said property of Greater Greenville Sewer District Commission N. 30-51 W. 594.4 feet to old iron pin on the southern side of the right of way of Interstate Highway 85; thence turning and running along said right of way N. 78-26 E. 902.35 feet to old iron pin, the point of beginning.

The leasehold interest herein mortgaged is that certain lease dated October 5, 1970, between Wenwood South, Inc., Landlord, and Bell Pharmacal Corporation, Tenant, recorded in the Office of the R.M.C. for Greenville County in Deed Book 903, at Page 29.

And mortgagor, for itself, its successors and assigns, doth further covenant with mortgagee, his heirs and assigns, as follows: (1) To pay the said sum of **\$600,000.00** and interest thereon as the same shall become payable. (2) To keep the said buildings in good and tenantable repair, and that it shall be lawful for mortgagee, his heirs and assigns, at all reasonable times to enter upon and view the state of the premises, and

(continued on page 2 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.

SATISFIED AND CANCELLED OF RECORD
18th
Dorinda D. Dwyer 173

R. M. C.
AT 2:46 P.M. MAY 20 1977
20326

FOR SATISFACTION TO THE MORTGAGEE SEE
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