

State of South Carolina

COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

JUN 19 2 06 PM '72  
LILLIE FARM NORTH  
R. M. C.

BOOK 1237 PAGE 601

To All Whom These Presents May Concern: CLOVERLEAF INC., of Greenville

the Mortgagor(s), SEND GREETING:

hereinafter called

WHEREAS, the said Mortgagor(s) in and by its certain promissory note in writing, of even date with these Presents, is well and truly indebted to

FIRST PIEDMONT BANK AND TRUST COMPANY, of Greenville, S. C.

hereinafter called Mortgagee, in the full and just sum of

SEVENTY FIVE THOUSAND (\$75,000.00)----- DOLLARS.

to be paid according to terms of note given to First Piedmont and Trust Company of Greenville, S. C., by CAROTEX INDUSTRIAL SUPPLY, INC., dated March 14, 1972, listed as loan No. SBLG-195793 10 05-COLA, payable at the rate of \$1,343.00 per month.

with interest thereon from at the rate of per centum per annum, to be computed and paid according to terms of said note

until paid in full; all interest not paid when due to bear interest at the 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 should be placed in the hands of an attorney for suit or collection the Mortgagor(s) agrees to pay all costs and expenses including a reasonable amount as attorney's fees, 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(s), 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 the said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor(s) paid by the said Mortgagee at and before the signing 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 said Mortgagee,

All that certain piece, parcel or lot of land, with the improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, lying on the Southwestern corner of the intersection of Parker Road and YMCA Street, near the City of Greenville, and being shown as the greater portion of lot number ONE HUNDRED TWENTY FIVE (125), SECTION TWO (2) plat of Addition to Victor Monaghan Mills Subdivision, recorded in plat book "CC" page 173, Greenville County R. M. C. Office and having the following metes and bounds, to wit:

BEGINNING at an iron pin at the Southwest corner of Parker Road and YMCA Street and running thence along the western side of YMCA Street, S. 4-10 W., 182.6 feet to iron pin; thence N. 82-56 W., 92 feet; thence N. 7-58 E., 184.4 feet to South side of Parker Road; thence with South side of Parker Road, S. 82-02 E., 80 feet to the beginning corner.

ALSO:

All of its right, title and interest in the three (3) foot strip of land running along the western side of the above and being the western three feet of the above lot, and having the following metes and bounds, to wit:

Beginning at the joint front corner of Lot No. 123, Ccc. 2, plat book CC page 173 and lot No. 86, Sec. 2, plat book S page 179 and 181, Greenville County R. M. C. Office on the South side of Parker Road and running thence S. 7-58 W., 184.4 feet more or less; thence S. 82-56 E., 3 feet into lot No. 125; thence N. 7-58 E., 184.4 feet more or less to Parker Road; thence with Parker Road N. 82-02 W., 3 feet to the beginning corner; this is the western three feet of lot No. 125, Sec. 2, plat book CC page 173, which was omitted from deed recorded in deed book 495 page 423, Greenville County R. M. C. Office.

The above was conveyed to the within mortgagor by City View Baptist Church.

The consideration for this mortgage to the within mortgagor other than the seal is that the within officers are the sole stockholders in Cloverleaf, Inc., and are majority stockholders in Carotex Industrial Supply, Inc., this is given to obtain a loan for Carotex Industrial Supply, Inc., which would benefit Cloverleaf, Inc.

This is a second mortgage, subsequent to a first mortgage to Citizens Building & Loan Association, recorded in book 1236 page 121, Greenville County R. M. C. Office.