

MORTGAGE OF REAL ESTATE BY A CORPORATION
 Offices of Kendrick, Stephenson & Johnson, Attorneys at Law, Greenville, S. C.

State of South Carolina
 COUNTY OF GREENVILLE

FILED
 GREENVILLE CO. S. C.
 JUN 30 11 20 AM '72
 OLLIE FARNSWORTH
 R. M. C.

To All Whom These Presents May Concern: M & S CHEMICALS, INC.

(herein called mortgagor) SENDS GREETING:

WHEREAS, the said mortgagor, M & S CHEMICALS, INC.

a corporation chartered under the laws of the State of South Carolina, is well and truly indebted

to the mortgagee SOUTHERN BANK AND TRUST COMPANY, Greenville, S. C.

in the full and just sum of Ten Thousand Five Hundred and No/100 (\$10,500.00)

Dollars, in and by its certain promissory note in writing, of even date herewith, due and payable one (1)
 year from date

with interest from date, at the rate of seven and one-fourth (7 $\frac{1}{4}$ %)
 percentum until paid; interest to be computed and paid quarterly

until paid in full; all interest not paid when due to bear interest at 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, after its maturity, should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of its interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses, including ten per cent of the indebtedness as attorney's fee, 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, 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 said note, and also in consideration of the further sum of Three Dollars to the said 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 said Southern Bank and Trust Company, Greenville, S. C., its successors and assigns forever:

All that piece, parcel or tract of land situate, lying and being on the Southerly side of Woods Lake Road in the City of Greenville, South Carolina, being known and designated as Tract A on survey for Lowndes Hill Realty Company by Carolina Surveying Company, R.L.S., dated June 5, 1972, and having; according to said survey, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Woods Lake Road at joint corner of Tract A and property of Fay Allen DesPortes (or formerly) and running thence S 15-09 W 237 feet to an iron pin at joint rear corner of Tract A and C; thence along the joint rear lines of the said Tracts S 88-44 E 200 feet to an iron pin at joint rear corner of

(continued on reverse side)