

MORTGAGE OF REAL ESTATE - ~~Memo. Foster, Aiken, S.C. -~~ ~~Attorneys at Law, Justice Building, Greenville, S. C.~~

GREENVILLE CO. S.C.

BOOK 1243 PAGE 267

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

AUG 1 4 56 PM '72
ELIZABETH RIDDLE
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Triam Corporation

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Piedmont 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 One Hundred Sixty-Five Thousand and No/100-----
Dollars (\$ 165,000.00) due and payable

according to terms of note of even date herewith

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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, on the northern side of East North Street Extension, designated as Tract No. 2 on a Plat of survey for Triam Corporation, dated January 21, 1971, revised March 30, 1971, prepared by Carolina Engineers & Surveying Co., Greenville, S. C., and recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book 4-G, at Page 153, having the following metes and bounds:

BEGINNING at a point on the North side of East North Street Extension lying 216.5 feet East of the northeastern corner of the intersection of East North Street Extension and Access Drive as shown on the plat; thence running N 7-31 W a distance of 549.1 feet; thence N 85-41 E a distance of 829.12 feet; thence S 0-50 W a distance of 125.3 feet; thence S 82-29 W a distance of 140.9 feet; thence S 7-31 E a distance of 50 feet; thence S 82-29 W a distance of 20.5 feet; thence S 8-22 E a distance of 227.5 feet; thence N. 83-0 E a distance of 80 feet; thence S 8-22 E a distance of 115.2 feet; thence S 82-37 W a distance of 469.9 feet to the point of beginning. This tract is bounded on the West by other property of Triam Corporation designated as Tract No. 1 on the plat, on the North by Lake Forest Heights, on the East by Glenwood Subdivision and other property of Triam Corporation designated as Tract No. 3 on the plat, and on the South by East North Street Extension all of which will appear more fully by reference to the plat.

Together with easement for parking, and for ingress and egress over a portion of Tracts 1 and 3 on the aforementioned plat, being the portion of Tracts 1 and 3 which has been marked "Parking Area".

ALSO: All those pieces, parcels or lots of land, with improvements thereon, situate, lying and being on the northern side of East North Street Extension, Greenville, South Carolina, and being a portion of the property shown on plat of survey for Triam Corporation, near Greenville, S. C., made by Carolina Engineering & Surveying Company, January 21, 1971, revised March 30, 1971, and recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book 4-G, at Page 153, and having, according to said plat the following metes and bounds, to-wit:

Beginning at a point on the northern side of East North Street Extension at the joint front corner of property of Morningside Baptist Church and within-described property, and running thence along the northern side of East North Street Extension S. 82-37 W. 488.3 feet to an iron pin at the joint front corner of Tract No. 1 of property of Triam Corporation and within-described property; thence running N. 7-31 W. 549.1 feet to an iron pin; thence running N. 85-41 E. 565.42 feet to an iron pin; thence running S 0-51 W. 524.5 feet to the point of beginning.

This lien is junior to a mortgage in favor of Fidelity Federal Savings & Loan Association, and a mortgage to Aiken Loan & Security Company.

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 Mortgagor 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.