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LEATHERWOOD, WALKER, TODD & MANN

MORTGAGE OF REAL ESTATE BY A CORPORATION-Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Aug 31 11 19 AM '72
ELIZABETH RIDDLE
R.M.C.

MORTGAGE OF REAL ESTATE BY A CORPORATION

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, **Carolina Scales, Inc.**
a corporation chartered under the laws of the State of
(hereinafter referred to as Mortgagor) is well and truly indebted unto **The Lexington State Bank**

(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

Eleyen Thousand and No/100 ----- Dollars(\$ **11,000.00**) due and payable

in monthly installments of \$130.58 commencing on the 1 day of September, 1972 and continuing on the same day of each month thereafter until paid in full; said payments to be applied first to interest and balance to principal

with interest thereon from date at the rate of 7 1/2 per centum per annum, to be paid monthly

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 western side of U. S. Highway 29 and being known and designated as a portion of Tracts 10 and 11 as shown on plat of property of C. C. Good, dated July 1928 and recorded in the R.M.C. Office of Greenville County in Plat Book G, page 223 and having the following metes and bounds, to-wit:

BEGINNING at a stake on the western side of U.S. Highway 29 in line of Lot No. 12, and running thence with the line of Lot No. 12 N. 76-15 W. 260 feet, more or less, to a point on the Greenville and Columbia Railroad Company right-of-way; thence in a northerly direction 500 feet, more or less, to a point in the line of Lot No. 9; thence with the line of Lot No. 9 S. 76 E. 220 feet, more or less, to a stake on U. S. Highway 29; thence with the western side of U. S. Highway 29 N. 16-20 E. 500 feet to a stake at 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

for substitution of mortgage see P. & M. Book 1247 Page 654