

SEP 12 3 08 PM '72

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ELIZABETH RIDDLE
MORTGAGE ON REAL ESTATE BY A CORPORATION
R.M.C.

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State of South Carolina)

COUNTY OF GREENVILLE }

To All Whom These Presents May Concern:

CAROLINA ENTERPRISES OF GREENVILLE, INC., (herein called mortgagor) SENDS GREETING:

WHEREAS, the said mortgagor, CAROLINA ENTERPRISES OF GREENVILLE, INC.,

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

to the mortgagee in the full and just sum of One Hundred Forty Thousand and No/100
(\$140,000.00)

Dollars, in and by its certain promissory note in writing, of even date herewith, due and payable

Interest only shall be payable on December 1, 1972. Thereafter, beginning on the first day of January, 1973, and on the first day of each month of each year thereafter, the sum of \$1,589.68, to be applied first to interest and balance to principal of this mortgage, said payments to continue up to and including the first day of December, 1982, and the balance of said interest and principal to be due on the first day of December, 1982; the aforesaid monthly payments of \$1,589.68 each are to be applied first to interest at the rate of six and one-half (6-1/2%) per centum per annum on the principal sum, or so much thereof as shall, from time to time, remain unpaid, and the balance of each monthly payment shall be applied on account of principal.

~~with interest from~~

~~the date hereof~~

~~and interest thereon to be computed and paid~~

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, its successors and assigns forever;

All that piece, parcel or tract of land located in Greenville County, State of South Carolina, lying off Furman Hall Road, being shown and designated as a ten (10) acre tract according to a plat entitled Property of Roy C. McCall, Gilbert B. McCall and Jo Ann M. Cobb, dated June, 1967, by C. O. Riddle, recorded in the RMC Office of Greenville County in Plat Book 000, at page 181, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the right-of-way of the P & N Railroad at the corner of property owned by South Carolina Society for Prevention of Cruelty to Animals and running thence S. 25-27 W. 957.9 feet to an iron pin; thence running S. 64-33 E. 450 feet to an iron pin; thence running