

MORTGAGE OF REAL ESTATE—Office of Wycle, Burgess, Freeman & Parham, P.A. Greenville, S. C.
GREENVILLE CO. S. C.

FILED
SEP 28 3 48 PM '72

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

ELIZABETH RIDDL MORTGAGE
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OAKS REALTY CORPORATION (hereinafter referred to as Mortgagor) SEND (S) GREETING:

THE CITIZENS AND SOUTHERN NATIONAL
BANK, Greenville, S. C.

WHEREAS, the Mortgagor is well and truly indebted unto (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 TWENTY THOUSAND AND 00/100----- DOLLARS (\$ 120,000.00) with interest thereon from date at the rate of _____ per centum per annum, said principal and interest to be repaid as follows:

The principal sum of \$120,000.00 is payable on or before January 2, 1973, with interest at the rate of 7½% to be computed and paid at maturity.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

ALL that certain piece, parcel or tract of land in the State and County aforesaid on the Southerly side of Thousand Oaks Boulevard, containing 5.6 acres, more or less, and being shown as Tract No. 1 on plat entitled "Thousand Oaks Industrial Park" by Piedmont Engineers & Architects, dated June 9, 1972, and recorded in the Office of the R.M.C. for Greenville County in Plat Book 4Q at Page 30, and having, according to said plat, the following metes and bounds:

BEGINNING at a point on the Southerly edge of Thousand Oaks Boulevard, which point is S. 89-27 E. 325.6 feet from the Southeasterly intersection of Miller Road and Thousand Oaks Boulevard, and running thence along Thousand Oaks Boulevard, S. 89-27 E. 589.3 feet to a point; thence S. 0-33 W. 341.6 feet to a point; thence S. 71-50 W. 475.05 feet to a point; thence North 38-38 W. 225.2 feet to a point; thence N. 1-04 E. 319.5 feet to a point on the Southerly side of Thousand Oaks Boulevard, the point of BEGINNING.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

SATISFIED AND CANCELLED OF RECORD
15th day of Jan 1973
Hannie S. Janney
R. M. C. FOR GREENVILLE COUNTY, S. C.
121 ORANGE P. M. NO 19902

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 13 PAGE 98