

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE, S. C.

BOOK 1251 PAGE 353

MORTGAGE OF REAL ESTATE

SEP 29 2:24 PM '72

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ELIZABETH RIDDLE  
R.M.C.

WHEREAS, EASTERN STORAGE, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE SOUTH CAROLINA NATIONAL BANK,  
GREENVILLE, S. C.,

(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 Three Hundred Thousand and no/100  
Dollars \$300,000.00 due and payable

as per the terms of the Note executed of even date hereof;

with interest thereon from date at the rate of Eight 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 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, near Donaldson Center, being a portion of the property conveyed to the mortgagor by deed of Georgia Industrial Realty Company, recorded in the R.M.C. Office for Greenville County, S. C. in Deeds Book 876, at Page 267, said portion being more fully identified according to a survey prepared for Eastern Storage, Inc. by Carolina Surveying Company dated September 21, 1972, which plat is recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book 45, Page 36, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Ashmore Bridge Road (also known as South Carolina Highway No. 331) and running thence N. 23-01 W. 124.6 feet to an iron pin; thence N. 44-28 W. 218.2 feet to a pin; thence N. 23-43 E. 108 feet to a point; thence N. 50-21 W. 215.2 feet to an iron pin; thence N. 43-21 E. 67.4 feet to a point; Thence N. 56-42 E. 80.8 feet to a point; thence N. 64-35 E. 133 feet to a point on the northwestern side of a railroad spur; thence along the northwestern edge of the railroad spur, S. 54-18 E. 369.5 feet to a point; thence S. 38-54 E. 153.2 feet to a point; thence S. 23-47 E. 182.1 feet to an iron pin at Ashmore Bridge Road (also known as South Carolina Highway No. 331); thence S. 67-51 W. 411.3 feet to an iron pin, 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 of all 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.