

FILED
 STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.
 COUNTY OF GREENVILLE JAN 17 11 23 AM '73 MORTGAGE OF REAL ESTATE
 DONNIE S. TANKERSLEY
 R.M.C.

WHEREAS, ORDERS MATTRESS CO., INC., a South Carolina corporation with principal offices in Greenville, South Carolina (hereinafter referred to as Mortgagor) is well and truly indebted unto KENNETH B. DAILEY AND DOROTHY J. DAILEY (hereinafter referred to as Mortgagees) 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 Ten Thousand, Eight Hundred Dollars (\$110,800.00) due and payable as follows:

(a) Commencing on the 15th day of February, 1974, and thereafter on the 15th day of each month up to and including the 15th day of January, 1979, principal and interest at the rate of seven per cent (7%) per annum shall be paid in installments of \$1,286.50 each, said installments to be applied first to the payment of interest on the unpaid principal balance at the rate of seven per cent (7%) per annum and then to payment of principal.

(b) Commencing on the 15th day of February, 1979, and thereafter on the 15th day of each month up to and including January 15, 1984, principal and interest at the rate of six per cent (6%) per annum shall be payable in equal monthly installments, the amount of said monthly installments to be the amount necessary to completely amortize the unpaid principal balance outstanding on January 16, 1979, over a period of five (5) years with interest thereon at the rate of six per cent (6%) per annum to be computed and paid monthly; said monthly installments shall be applied first to the payment of interest on the unpaid principal at the rate of six per cent (6%) per annum and then to payment of principal.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagees 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 afore-said 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 Mortgagees at any time for advances made to or for its account by the Mortgagees, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagees 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 Mortgagees, their heirs and assigns:

All that certain piece, parcel or tract of land, together with improvements thereon, situate lying and being on the northeastern side of Congaree Road and on the southeastern side of Interstate Highway 385 near the City of Greenville in Greenville County, South Carolina, said tract containing 6.80 acres and having the following metes and bounds according to plat entitled "Property of Orders Mattress Co., Inc." by Dalton & Neves Co., Engineers, dated December, 1972:

Beginning at an old iron pin on the northeastern right-of-way of Congaree Road, which pin is located at the southeastern corner of property now owned by Orders Realty Co., Inc. and which pin is 799 feet, more or less, from the corner of the intersection of Congaree Road and Airport Road, and running thence with the boundary line of property of Orders Realty Co., Inc. N. 46-06 E. 310.5 feet to an old iron pin on the southwestern right-of-way of Interstate Highway 385; thence with said Interstate Highway right-of-way S. 45-31 E. 913.8 feet to an old iron pin at the corner of property now