

REGULATION NO. 22
COMPLIED WITH
MORTGAGE ON REAL ESTATE

AFFIDAVIT FILED
FILED *R.M.C.* GREENVILLE, CO. S. C.

BOOK 1265 PAGE 421

Office of Love, ~~John~~ Arnold & Thomason, Attorneys at Law, Greenville, S. C.

DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

GREERCO, INC.

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto

PEOPLES NATIONAL 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

Three Hundred Thousand and No/100----- DOLLARS (\$ 300,000.00),

with interest thereon from date at the rate of ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

~~XXXXXX~~ 2 per cent over the existing prime interest rate of the Peoples National Bank during the term of this loan, said principal and interest to be repaid on or before 1 year from date

*pursuant to commitment dated January 29, 1973

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, in Austin Township, on the Northern side of the road from Mauldin to Conestee, near Mauldin, South Carolina, containing 44.05 acres, more or less, being composed of a tract of 42.15 acres as shown on a plat of the property of Marie D. Meetze, made by J. C. Hill on April 22, 1954, and a tract of 1.9 acres, shown on plat of property of T. R. Easterby made by Pickell & Pickell on November 24, 1945, and are described together as follows:

BEGINNING at a stake on the Northern side of the Conestee-Mauldin Road, opposite the intersection of said road with a county road, and running thence N. 4-00 W. 550 feet to an iron pin; thence N. 6-00 W. 656 feet to an iron pin; thence N. 57-45 W. 165 feet to a cedar; thence N. 9-30 W. 146 feet to a cedar; thence N. 18-30 E. 304.5 feet, crossing a branch to an iron pin, corner of property now or formerly of G. J. Edwards; thence with the line of said property, S. 71-10 W. 248 feet crossing a branch to an iron pin; thence N. 53-15 W. 317.8 feet, crossing said branch to an iron pin; thence N. 46-10 W. 300 feet, crossing said branch to a pin in another branch; thence with said branch as the line, the traverses of which are S. 12-30 W. 571 feet and S. 21-30 W. 316.8 feet to a white oakd (dead); thence S. 31-45 W. 414.4 feet to an iron pin; thence S. 4-30 W. 530 feet to an iron pin on the Conestee Road; thence with the North side of said road, S. 77-12 E. 1181 feet to a stake; thence continuing with said road, S. 78-15 E. 212 feet to the beginning corner.

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