

REGULATION NO. 22
COMMERCIAL MORTGAGE OF REAL ESTATE
INC

MAR 23 4 44 PM '73

BOOK 1270 PAGE 549

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Smith, Bracknell & Henry Enterprises, a partnership

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

WHEREAS, the Mortgagor is well and truly indebted unto The Citizens and Southern National Bank of South Carolina (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 Forty Thousand (\$40,000.00) DOLLARS (\$ above prime) with interest thereon from date at the rate of one per centum per annum, said principal and interest to be repaid as follows: On or before March 22, 1974

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 lot of land, situate, lying and being on the South Westerly side of Interstate 385 at the intersection of Congaree Road and Pate Drive containing 1.91 acres as shown on plat of property of P.S.I. and Smith, Bracknell, & Henry Enterprises prepared by Tri-State Surveyors dated March 22, 1973 and having, according to said plat, the following metes and bounds:

BEGINNING at a nail in the center of the intersection of Pate Drive and Congaree Road and running thence with the center line on Congaree Road N33-07W 325.2 feet to a nail; thence N57-12E 242.2 feet to an iron pin along the South Westerly edge of the right of way of Interstate 385; thence with the South Westerly edge of the right of way of said Highway S34-30E 281.3 feet to an iron pin in the center line of Pate Drive; thence with the center line of Pate Drive S44-20W 172.0 feet to an iron pin; thence continuing with the center line of Pate Drive S52-00W 130.0 feet to a nail, 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.