

REGISTRATION NO. 22
COMPLIED WITH
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FILED
GREENVILLE CO. S. C.
APR 9 10 45 AM '73
CONNIE S. TANKERSLEY
R.I.C.

REAL ESTATE MORTGAGE

State of South Carolina,
County of GREENVILLE

BOOK 1272 PAGE 33

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, _____ the said Metropolitan Corp.
hereinafter called Mortgagor, in and by its _____ certain Note or obligation bearing
even date herewith, stand indebted, firmly held and bound unto THE CITIZENS AND SOUTHERN
NATIONAL BANK OF SOUTH CAROLINA, hereinafter called Mortgagee, in the full and just principal
sum of Twenty Thousand and no/100 _____ Dollars (\$20,000.00),
with interest thereon payable in advance from date hereof at the rate of eight % per annum; the prin-
cipal of said note together with interest being due and payable in (72) seventy-two monthly
Number

_____ installments as follows:
(Monthly, Quarterly, Semi-annual or Annual)
Beginning on June 1, _____, 1973, and on the same day of
each monthly _____ period thereafter, the sum of
Three Hundred Fifty and 67/100 _____ Dollars (\$350.67)
and the balance of said principal sum due and payable on the 1st day of May, 1979.

The aforesaid payments are to be applied first to interest at the rate stipulated above and the balance
on account of unpaid principal. Provided, that upon the sale, assignment, transfer or assumption of this
mortgage to or by a third party without the written consent of the Bank, the entire unpaid balance of the
note secured by this mortgage, with accrued interest, shall become due and payable in full or may, at
the Bank's option, be continued on such terms, conditions, and rates of interest as may be acceptable
to the Bank.

Said note provides that past due principal and/or interest shall bear interest at the rate of eight%
per annum, or if left blank, at the maximum legal rate in South Carolina, as reference being had to said
note will more fully appear; default in any payment of either principal or interest to render the whole debt
due at the option of the mortgagee or holder hereof. Forbearance to exercise this right with respect to
any failure or breach of the maker shall not constitute a waiver of the right as to any subsequent failure
or breach. Both principal and interest are payable in lawful money of the United States of America, at
the office of the Mortgagee in Greenville, South Carolina, or at such other place as
the holder hereof may from time to time designate in writing.

NOW, KNOW ALL MEN, that the said Mortgagor in consideration of the said debt and sum of money
aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms
of the said Note; and also in consideration of the further sum of THREE DOLLARS, to the said Mortgagor
in hand well and truly paid by the said Mortgagee at and before the sealing and delivery of these pres-
ents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these
presents DO GRANT, bargain, sell and release unto the said Mortgagee the following described real estate,
to-wit:

All that certain tract of land lying in the State of South Carolina,
County of Greenville, on the southern side of Laurel Drive, containing
12.82 acres, more or less, shown on a survey entitled "Revised Map
Lot 18", Central Realty Corp Subdivision, prepared by C. O. Riddle,
RLS, during March 1953, and being further described as follows:

BEGINNING at an iron pin on the southern side of Laurel Drive at the
joint corner of the within described property and lot 19 which point is
1,469.5 feet in an easterly direction from Ridge Road; thence along
Laurel Drive, N. 42-50 E. 60 feet to an iron pin; thence continuing
along Laurel Drive, N. 12-50 E. 100 feet to an iron pin; thence
continuing along Laurel Drive, N. 1-20 E. 99 feet to an iron pin
at the corner of Lot 17; thence along the line of Lot 17, S. 88-40 E.
975 feet to an iron pin on the northwestern side of Laurel Creek,
the center of Laurel Creek being actually the line, the traverse of
which is S. 40-18 W. 92.6 feet to an iron pin; thence S. 32-48 W. 295
feet to an iron pin; thence S. -W 549 feet to an iron pin;
thence S -W 100 feet to a poplar; thence N. 88-51 W. 20 feet
to an iron pin to a line in Lot 19; thence along Lot 19, N. 48-00 W.
114.2 feet to an iron pin on the southern side of Laurel Drive.

Being the same property conveyed to the mortgagor by deed of John D.
Pellett, Jr. to be recorded herewith.

At the discretion of the mortgagee, various portions of the
above described property will be released from the lien of this mortgage
upon payments upon principal of not less than \$1,440.00 per acre.