

FILED
GREENVILLE CO. S. C.

LEATHERWOOD, WALKER, TODD & MANN

BOOK 1273 PAGE 455

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 24 10 52 AM '73
J. S. TANKERSLEY
R.I.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Profit Sharing Plan & Trust of Carolina Plating and
Stamping Co., Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. H. Scott

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are in-
corporated herein by reference, in the sum of **Seven Thousand Eight Hundred Nine and No/100** -----
Dollars (\$ 7,809.00) due and payable

in three equal annual installments of \$2,603.00 beginning on the 21st day
of April, 1974 and continuing on the same day of each year thereafter
until paid in full

with interest thereon from _____ date _____ at the rate of 6 per centum per annum, to be paid: annually

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 on the southwestern side of U.S.
Highway 25 near the Laurens County line, containing 47.7 acres, more or
less, and having according to a plat for Carolina Plating Co. dated
April, 1973 and prepared by Webb Surveying and Mapping Co, the following
metes and bounds, to-wit:

BEGINNING at a point on U.S. Highway 25 near its intersection with U.S.
Highway 76 and running thence S. 52-30 W. 2,445.3 feet to a black oak;
thence with a branch N. 78-40 W. 314.8 feet; thence N. 6-00 W. 650.7 feet
more or less, to a point; thence S. 86-30 W. 897.6 feet to a point;
thence S. 10-00 E. 165 feet to a point; thence S. 26-06 E. 1,551 feet;
more or less, to a point; thence N. 52-00 E. 3,486.1 feet to a point in
the center of U. S. Highway 25; thence with the center of said highway
N. 45-15 W. 346.5 feet to the point of beginning.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-
taining, and all of 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 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.