

12 5 07 1972

BONNIE S. TANKERSLEY

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

American Scenic Realty Company

(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

One Hundred Ten Thousand and No/100----- DOLLARS (\$ 110,000.00),

with interest thereon from date at the rate of **12** per centum per annum, said principal and interest to be repaid: **on or before ninety (90) days from date**

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:

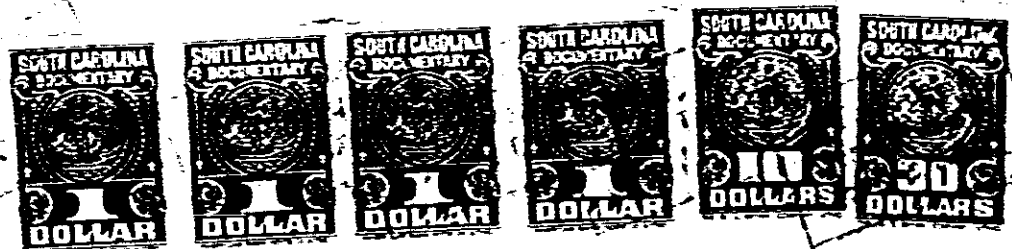
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 Northern side of Thousand Oaks Boulevard, containing 10 acres, more or less, near the City of Greenville, and being a portion of the property shown on plat entitled "Thousand Oaks Industrial Park" prepared by Piedmont Engineers & Architects dated June 9, 1972, and having the following approximate metes and bounds, to-wit:

BEGINNING at a point on the Northern side of Thousand Oaks Boulevard, said point being located S. 89-27 E. 1,150 feet from the Eastern side of Miller Road, and running thence approximately S. 89-27 E. 950 feet, more or less, to a point on the Easternmost boundary of the property designated on the above-mentioned plat; thence running N. 6-13 E. 495 feet, more or less, to an iron pin; thence running S. 84-45 W. 1,000 feet, more or less, to a point; thence running in a Southerly direction 400 feet, more or less, to the point of beginning.

The President of the corporation is the sole officer required to sign the mortgage.

The above description is subject to the right-of-way of Thousand Oaks Boulevard, as shown in Dedication Book 1 at Page 99 and any subsequent plat.



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.

RECORDED

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