

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
OCT 30 11 08 AM '73
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1294 PAGE 211

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Suinual, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bankers Trust of South Carolina, N.A.

(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 Fourteen Thousand and No/100-----

-----Dollars (\$14,000.00) due and payable
on or before four (4) years from date hereof;

with interest thereon from date thereof at the rate of nine(9) per centum per annum, to be paid: semi-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, Chick Springs Township, near the southern limits of the City of Greer on the east side of Pelham Road (old Mosteller Road) and having the following metes and bounds, according to plat prepared by J. H. Atkins, Surveyor, March 26, 27, 1946, of Subdivision of property of G. B. and A. B. Johnson as follows:

BEGINNING at an iron pin on east Bank of Pelham Road and runs thence S. 58-05 E. 667 feet to corner of Lots 28 and 29 on said unnamed Street; thence S. 33-00 W. 542 feet to iron pin on bank of Maple Creek Swamp; thence N. 42-30 W. 367 feet to an iron pin on said Maple Creek Swamp; thence N. 42-30 W. 367 feet to an iron pin on said Maple Creek Swamp; thence N. 31-30 W. 290 feet to an iron pin on south line of Lot #34; thence S. 72-20 W. 83.5 feet to point on center of Pelham Road; thence N. 37-12 E. 370 feet to beginning pin and being all of Lots 29, 30, 31, 32, 33 and 34 according to said plat.

This conveyance by way of mortgage is subject to Loan Agreement between the parties of even date which is incorporated herein and made a part hereof.

This mortgage is executed pursuant to authority contained in Corporate Resolution by the mortgagor dated October 17, 1973.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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.

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