

SEP 21 3 51 PM '73

RONNIE STANBERRY

STATE OF SOUTH CAROLINA R.M.C.

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, SUITT PROPERTIES, INC. a corporation chartered under the laws of the State of South Carolina, (hereinafter referred to as Mortgagor) is well and truly indebted unto A. E. JOHNSTON, JR. (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 Twenty-Five Thousand (\$125,000.00) Dollars due and payable in five (5) equal, annual installments of Twenty-Five Thousand (\$25,000.00) Dollars each, commencing One (1) year after the date hereof and continuing on the same day of each year thereafter until paid in full, with interest thereon from date hereof at the rate of eight percent (8%) per annum to be paid quarter-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, the Mortgagee's heirs, successors and assigns:

All that certain piece, parcel or tract of land, situate, lying and being on the northwestern side of Cavalier Drive, in the County of Greenville, State of South Carolina, containing 21.84 acres and having the following metes and bounds according to Plat entitled Property of A. E. Johnston, Jr., dated December, 1973, by Dalton & Neves Co., Engineers:

BEGINNING at an old iron pin at the intersection of the northwestern right-of-way of Cavalier Drive with the northern right-of-way of Mauldin Road and running thence with the northwestern right-of-way of Cavalier Drive, N. 58-14 E. 648 feet to an iron pin at the corner of property of A.S.C. Eleemosynary Corp., Christ Church; thence leaving the right-of-way of Cavalier