

MORTGAGE OF REAL ESTATE BY A CORPORATION - Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law,

STATE OF SOUTH CAROLINA MORTGAGE OF REAL ESTATE BY A CORPORATION
COUNTY OF GREENVILLE TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
GREENVILLE, CO. S. C.
JAN 11 3 11 PM '74
DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, RODRIGUE 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

C. S. ALLEN, JR., his heirs and assigns

(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 Eleven Thousand, Four Hundred Thirty-Four

and 50/100 ----- Dollars (\$11,434.50) due and payable

in three annual installments, the first being due on January 2, 1975, the second on January 2, 1976, and the third on January 2, 1977

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, the Mortgagee's heirs, 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, and being shown on a plat entitled Rodrigue Manufacturing Co., Inc. made by Carolina Engineering Co. on or about September 24, 1966, and being recorded in the Greenville County R.M.C. Office in Plat Book 5F, at Page 6, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an old iron pin which is located approximately 468.7 feet from the northwest intersection of S. C. Highway No. 21 and Donkle Drive in the P & N Railroad right-of-way and running thence N. 60-35 W. 226.9 feet to an old iron pin on Donkle Drive and continuing with Donkle Drive N. 52-05 W. 436.8 feet to an old iron pin in Donkle Drive; thence N. 37-56 E. 260.3 feet to an old iron pin; thence N. 83-30 E. 879.5 feet to the middle of the P & N Railroad right-of-way; thence running down the middle of the P & N Railroad right-of-way S. 35-36 W. 843.2 feet to the point of beginning.

This conveyance is subject to all easements, restrictions, rights-of-way, zoning ordinances and maps of record and those appearing on the premises or on the recorded plat which affects the property hereinabove described.

The Grantee agrees to pay the 1974 county taxes.



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 is 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.