

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FEB 11 4 01 PM '74  
DONNE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, TERRY PROPERTIES, A PARTNERSHIP,

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & TRUST COMPANY

(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

Three Hundred Thousand and No/100ths (\$300,000) -----Dollars (\$ 300,000.00 ) due and payable  
in full on the 8th day of August, 1974

with interest thereon from date August 8, 1974 at the rate of 10 1/2 per centum per annum, to be paid.

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, on the southern side of a 30 ft. road leading from the Ashmore Branch Road and being shown as Tract A on Plat of Property prepared for Terry Construction Co., Inc., dated January 14, 1974, prepared by Morgan and Applewhite Engineering Associates, Anderson, S.C., containing 2.0586 acres and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in line of property now or formerly of Southeastern Sprinkler Co., Inc., said point being S. 26-21-43 E. 332.12 feet from an iron pin on the southern side of Ashmore Branch Road, said iron pin being at the corner of property of JETMAR Company, a partnership, and property now or formerly of Southeastern Sprinkler Co., Inc., and running thence with the line of property now or formerly of Southeastern Sprinkler Co., Inc. S. 26-21-43 E. 348.51 feet to the property line for the right of way for the Southern Railway System lead tract and running thence with said right of way S. 62-09 W. 253.16 feet to an iron pin; thence N. 27-51 W. 348.40 feet to a point in the center of a 30 ft. road leading from the Ashmore Branch Road and running thence with the center line of said road N. 62-09 E. 261.61 feet to the point of beginning.

ALSO: Together with a nonexclusive easement for ingress and egress in and to the above described property, 30 feet in width, running from the northwestern corner of the property on Ashmore Branch Road and being more particularly described and shown on the above mentioned plat as a 30 ft. road.

1200.00



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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