

MORTGAGE OF REAL ESTATE—Office of Wycle, Burgess, Freeman & Parham, P.A. Greenville, S. C.  
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA } PURCHASE MONEY  
COUNTY OF GREENVILLE } MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: R. D. Garrett

(hereinafter referred to as Mortgagor) SEND (S) GREETING:

Plexico-Francis Enterprises, a

WHEREAS, the Mortgagor is well and truly indebted unto Partnership (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 Thirteen Thousand One Hundred Eight and No/100----- DOLLARS (\$13,108.00-- ) with interest thereon from date at the rate of 4 per centum per annum, said principal and interest to be repaid as follows:

Principal and interest payable in two (2) installments, as follows:

November 6, 1974 -- \$6,487.84 principal plus \$262.16 interest;  
May 6, 1975 -- \$6,617.60 principal plus \$132.40 interest

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

ALL that certain piece, parcel or tract of land containing 20.08 acres, more or less, situate, lying and being on the Northern side of Rutherford Road - Old U. S. Highway No. 29 near the City of Greenville, County of Greenville, State of South Carolina, and being a portion of the property shown on a plat entitled "Property of the Brent Corporation" dated November 28, 1972, and revised January 23, 1973, and February 23, 1973, prepared by Campbell & Clarkson Surveyors, Inc. and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4T at Page 73, and having according to another plat entitled "Property of Brent Corporation" dated November 28, 1973, revised February 23, 1973, prepared by Campbell & Clarkson Surveyors, Inc., the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Rutherford Road -- Old U.S. Highway No. 29 at the joint front corner of the premises herein described and property now or formerly of Black and running thence with the line of property now or formerly of Black, N. 17-35 E. 988.18 feet to an iron pin at the joint rear corner of the premises herein described and property now or formerly owned by Brent Corporation; thence with the line of said property S. 72-25 E., 944.06 feet to an iron pin; thence continuing with the line of said other property, S. 17-35 W., 890.09 feet to an iron pin on the Northern side of the right-of-way of Rutherford Road -- Old U. S. Highway No. 29; thence with the said right-of-way of the Northern side of Rutherford Road -- Old U. S. Highway No. 29, the following courses and distances: N. 79-05 W., 17.41 feet to an iron pin; N. 75-52 W., 695.75 feet to an iron pin; thence N. 78-04 W., 54.38 feet to an iron pin; N. 82-55 W., 52.24 feet to an iron pin; N. 87-15 W., 70.34 feet to an iron pin; S. 87-36 W., 62.62 feet to the point of beginning.

This purchase money mortgage is given as partial consideration for the purchase of the above property by Mortgagor, and is subject and subordinate to the mortgage of Citizens and Southern National Bank, Greenville, South Carolina, recorded in Mortgage Book 1272 at Page 135 secured by the \*

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.

\*Continued on next page.

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