

The State of South Carolina,
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
APR 17 4 56 PM '75
DORRIS S. TANKERSLEY
R. C.

To All Whom These Presents May Concern: Ever-Need Merchandising Service, Inc. and
John O. Alexander SEND GREETING:

Whereas, we, the said Ever-Need Merchandising Service, Inc. and John O. Alexander
of Ever-Need Merchandising Service, Inc.
hereinafter called the mortgagor(s) in and by that certain promissory note in writing of even date with these presents,
are well and truly indebted to The South Carolina National Bank, Greenville, S. C.

hereinafter called the mortgagee(s), in the full and just sum of Five Hundred Thousand and No/100-----

----- DOLLARS (\$ 500,000.00), to be paid
as follows: \$5,000.00 payable April 1, 1975 and at each successive quarter through
January, 1977; thereafter \$13,400.00 payable April 1, 1977 and at each successive
quarter through January, 1980, at which time the entire remaining balance shall be
due and payable, with interest thereon from date payable at the same dates as the
principal payments at the rate of 1% per annum above the prime interest rate at The
South Carolina National Bank, Greenville, S. C. in effect at the beginning of each
interest period except that interest from date of said note until April 1, 1975,
shall be at the rate of 11 1/2% interest which will be computed on the basis of a 360
day year for the actual number of days elapsed

~~with interest thereon from~~
~~at the rate of~~ ~~xxxxxxx~~ ~~xxxxxxx~~ ~~xxxxxxx~~ ~~xxxxxxx~~ ~~xxxxxxx~~ ~~xxxxxxx~~ ~~xxxxxxx~~ ~~xxxxxxx~~ ~~xxxxxxx~~
interest at the same rate as principal.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including ten (10%) per cent, of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That we, the said mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to us, the said mortgagor(s) in hand and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said The South Carolina National Bank, Greenville, S. C., its successors and assigns, forever:

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, just off of the southeastern side of Griffith Road and containing 0.40 acres, more or less, as shown on Plat of Property of Ever-Need Rack Service, Inc., dated September, 1971, prepared by Dalton & Neves, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the eastern rear corner of Grantor's property, and running thence along the northeastern line of Grantor's property N. 42-06 W. 166.7 feet to an iron pin; thence with a new line through Grantor's property S. 44-07 W. 105 feet to an iron pin; thence along the southeastern side line of Grantor's property S. 42-06 E. 166.7 feet to an iron pin at the western rear corner of Grantor's property; thence along the rear of Grantor's property N. 44-07 E. 105 feet to the point of beginning.

This is the same property conveyed to Ever-Need Merchandising Service, Inc. by deed of Robert G. Brown, Jr. dated September 23, 1971, recorded in the RMC Office for Greenville, S. C. in Deed Book 926, Page 634.

ALSO, all that piece, parcel or tract of land situate, lying and being in Butler Township, Greenville County, State of South Carolina, on the Southwestern side of Highway I-385 and containing 2.0 acres, more or less, and shown on plat entitled "Property of Frances E. and E.M. Arnole", by J. G. Hill, dated February 22, 1962, and revised on July 15, 1963 and recorded in the RMC Office for Greenville County in Plat Book DDD, at page 139, and having, according to said revised plat, the following metes and bounds:

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