

THE STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

1334-417

To All Whom These Presents May Concern: GREENCO BEVERAGE COMPANY, INC.

SEND GREETING:

Whereas It, the said Greenco Beverage Co., Inc.
in and by its certain promissory note in writing, of even date with these
Presents, is well and truly indebted to Southern Bank and Trust Company
in the full and just sum of ---One Hundred Fifteen Thousand and No/100-----
, to be paid monthly

, with interest thereon from date
at the rate of 9½ per centum per annum, to be computed and paid monthly
until paid in full; all interest not paid when due to bear

interest at same rate as principal; and if any portion of principal or interest be at any time past due and
unpaid, the whole amount evidenced by said note to become immediately due, at the option of the
holder hereof, 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 his 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 10 per cent. of the indebtedness as attorneys' 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 it, the said Greenco Beverage Co., Inc.
, in consideration of the said debt and
sum of money aforesaid, and for the better securing the payment thereof to the said Southern
Bank and Trust Company according to the terms of the said note, and also in
consideration of the further sum of Three Dollars, to it, the said Greenco Beverage Co.,
Inc., in hand well and truly paid by the said Southern Bank and Trust Company
at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted,
bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said
Southern Bank and Trust Company, its successors and assigns, forever;

PARCEL NO. 1:

ALL that certain lot, piece, parcel of land, situate, lying and being in the City
and County of Greenville, State of South Carolina, and more particularly described
as follows:
BEGINNING at a point in the southwesterly margin of Welborn Street, said point being
located N. 47-32 W. 149.00 feet from an iron pipe, the northwesterly corner of pro-
perty conveyed by Piedmont and Northern Railway Company to McKoy-Helgerson Company
by deed dated June 30, 1934; thence S. 42-28 W. 123.89 feet to a point; thence N.
44-42-37 W. 168.198 feet to a point; thence N. 42-28 E. 115.60 feet to a point in
the southwesterly margin of Welborn Street; thence S. 42-32 E. 168.00 feet to the
point of beginning, containing 20,117.15 square feet, more or less, or .462 acres,
more or less, as shown within red lines on print of Drawing F-1068, dated June 4,
1957, revised June 28, 1957, recorded in the RMC Office for Greenville County in
Deed Book 589, at Page 26, and being the same lot of land conveyed to Greenco Realty,
Inc. by deed of Piedmont and Northern Railway Company recorded in the RMC Office for
Greenville County in Deed Book 589, at Page 23.



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