

FILED  
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

JUN 6 8 58 AM '75

DONNIE S. TANKERSLEY  
R.M.C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Chips, Inc. (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto William R. Timmons, Jr. and Walter W. Goldsmith (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-----

Eight Thousand and No/100-----DOLLARS (\$8,000.00 ), with interest thereon from date at the rate of 9 per centum per annum, said principal and interest to be repaid: payable \$1,000.00 each (6) six months with the first payment to begin one (1) year from date of note until paid in full; said interest also payable each six (6) months.

The right is hereby reserved by the maker of this note and mortgage to anticipate any portion of principal without notice and without penalty.

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, its 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, lying and being on the southern side of Transit Drive in Greenville County, South Carolina and being more fully described as follows:

BEGINNING at an iron pin 1702.3 feet, more or less, from the radius corner of the intersection of Transit Drive and Haywood Road and running thence S. 26-45 E. 194.8 feet to an iron pin; thence S. 63-15 W. 100 feet to an iron pin at the joint rear corner of property conveyed herein and property heretofore owned by the Grantors and conveyed to Hannon Roofing Company or its assign; thence along the joint line of property conveyed herein and property heretofore of Grantors, now conveyed away, N. 26-45 W. 200 feet to an iron pin on the southern side of Transit Drive; thence along the southern side of Transit Drive, N. 66-15 E. 100 feet to an iron pin at the beginning point.

Mortgagees herein agree to subordinate the lien of this mortgage to the lien of any mortgage procured by the Mortgagors for the purpose of constructing a building upon the property conveyed herein above, provided that the amount of this mortgage does not exceed the actual cost of said building as established by evidence of the actual cost satisfactory to the Mortgagees.



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.

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