

NOV 12 11 54 AM '75 REAL ESTATE MORTGAGE

DONNIE S. TANKERSLEY
R.H.C.

State of South Carolina,

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, it the said GREENVILLE SCALE AND FIXTURE COMPANY, INC., hereinafter called Mortgagor, in and by its certain Note or obligation bearing even date herewith, stand indebted, firmly held and bound unto THE CITIZENS AND SOUTHERN NATIONAL BANK OF SOUTH CAROLINA, hereinafter called Mortgagee, in the full and just principal sum of Forty-two Thousand and No/100 Dollars (\$ 42,000.00), with interest thereon payable in advance from date hereof at the rate of Nine % per annum; the principal of said note together with interest being due and payable in (120) One Hundred Twenty Monthly installments as follows:

Interest only on December 15, 1975, January 15, 1976, and February 15, 1976
Beginning on March 15, 1976, and on the same day of each monthly period thereafter, the sum of Five Hundred Thirty-two and 04/100 Dollars (\$ 532.04) and the balance of said principal sum due and payable on the 15th day of February, 1986.

The aforesaid payments are to be applied first to interest at the rate stipulated above and the balance on account of unpaid principal. Provided, that upon the sale, assignment, transfer or assumption of this mortgage to or by a third party without the written consent of the Bank, the entire unpaid balance of the note secured by this mortgage, with accrued interest, shall become due and payable in full or may, at the Bank's option, be continued on such terms, conditions, and rates of interest as may be acceptable to the Bank.

Said note provides that past due principal and/or interest shall bear interest at the rate of % per annum, or if left blank, at the maximum legal rate in South Carolina, as reference being had to said note will more fully appear; default in any payment of either principal or interest to render the whole debt due at the option of the mortgagee or holder hereof. Forbearance to exercise this right with respect to any failure or breach of the maker shall not constitute a waiver of the right as to any subsequent failure or breach. Both principal and interest are payable in lawful money of the United States of America, at

the office of the Mortgagee in Greenville, South Carolina, or at such other place as the holder hereof may from time to time designate in writing.

NOW, KNOW ALL MEN, that the said Mortgagor in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said Note; and also in consideration of the further sum of THREE DOLLARS, to the said Mortgagor in hand well and truly paid by the said Mortgagee at and before the sealing and delivery 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 Mortgagee the following described real estate, to-wit:

ALL that piece, parcel or lot of land situate, lying and being on the South side of Landmark Drive, Greenville County, State of South Carolina and known and designated as Lot No. 3 on plat entitled EDWARDS ROAD INDUSTRIAL CENTER, prepared by Alex A. Moss, Surveyor, dated October 1, 1973 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Landmark Drive at the joint front corner of Lot No. 3 and property of Mauney and running thence with the common line S. 20-9 E., 168 feet to an iron pin in the line of Lot 4; thence running with the common line of Lots 3 and 4, S. 81-13 W., 222.8 feet to an iron pin on an unnamed court; thence with the unnamed court N. 8-47 W., 151.6 feet to an iron pin at the intersection of unnamed court and Landmark Drive; thence with the said intersection N. 39-31 E., 46.6 feet to an iron pin on Landmark Drive; thence with Landmark Drive N. 87-48 E., 156.0 feet to the beginning corner.

5.16.80



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