

FILED
GREENVILLE CO. S. C.

BOOK 1258 PAGE 293

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JAN 20 12 54 PM '76
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, S.M.C. CORPORATION,

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & TRUST COMPANY

(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

Sixty Six Thousand Six Hundred Forty Two and 45/100--
-----Dollars (\$ 66,642.45) due and payable

in accordance with terms of note of even date herewith

with interest thereon from date at the rate of 10% per centum per annum, to be paid: monthly

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:

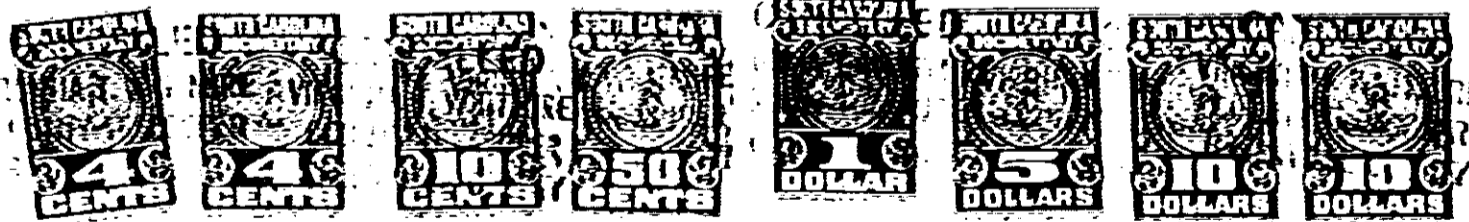
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

Greenville, Town of Mauldin, and shown on a plat thereof by W. J. Riddle, dated September, 1950, and recorded in Plat Book X, Page 198, and also shown on a plat entitled "Survey for S.M.C. Corporation" dated December 5, 1969, by Carolina Engineering and Surveying Company, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the eastern side of Green Street, at a point 25 feet from the center line of the Railroad Track and running thence N. 72-38 E., 293.2 feet to an iron pin; thence N. 15-33 W., 72.6 feet to an old iron pin; thence N. 78-30 E., 210.8 feet to an iron pin; thence S. 14-42 E., 260.2 feet to an iron pin; thence S. 74-30 W., 482.3 feet to an old iron pin on the eastern side of Green Street (which pin is 25 feet from the center line of the Railroad Track) and running thence along the side of said Street, N. 20-30 W., 193.2 feet to an old iron pin at the point of beginning.

This property is subject to a right of way for ingress and egress granted Robert L. Hughes, Sr. over a strip 20 feet wide along the southern boundary of property.

5.26.68



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

0.293

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