

GREENVILLE CO. S. C.

BOOK 1364 PAGE 928

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
MORTGAGE OF REAL ESTATE BY A CORPORATION
DONNIE S. TANKERSLEY
R.M.C.

APR 15 4 09 PM '73

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, G & C Realty Company, a corporation chartered under the laws of the State of South Carolina (hereinafter referred to as Mortgagor), is well and truly indebted unto Bankers Trust of South Carolina (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 One Hundred Eighty-Seven Thousand Five Hundred and No/100ths (\$187,500.00) Dollars due and payable over a five year period by quarterly principal payments in the amount of \$9,375.00 plus interest thereon at the rate provided in said promissory note, the terms of which are incorporated herein by reference, with such payments beginning ninety days from the date hereof.

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 tract of land located to the south of Sulphur Springs Road in Greenville County, South Carolina being shown and designated as a 2.76 acre tract on a revised plat of Berea Industrial Park Area by Carolina Engineering and Surveying Co. recorded in the RMC Office for Greenville County, South Carolina in Plat Book LLL, Page 71 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at a point on the eastern side of Duke Power Company right-of-way, which point is approximately 657.20 feet south of Sulphur Springs Road and running thence with the line parallel to a side tract of the Greenville & Northern Railway N. 39-09 E.

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