

MAY 19 10 27 AM '76

CONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 7th day of May 1976 between the Mortgagor, Harper Brothers, Inc. (herein "Borrower"), and the Mortgagee, South Carolina National Bank, a corporation organized and existing under the laws of federal banking laws, whose address is Main Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Forty Thousand & no/100 (\$140,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 7, 1976 (herein "Note"), providing for quarterly payments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on May 7, 1986

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville State of South Carolina:

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the easterly side of Poinsett Highway (U.S. Highway #25), formerly Buncombe Road, near the City of Greenville, County and State aforesaid, being shown as two contiguous parcels on two separate plats of the property of Greenville Industries, Inc., both recorded in the R.M.C. Office for Greenville County, South Carolina, one in Plat Book CCC, Page 111, and the other in Plat Book EEE, Page 53 A, hereinbelow described as one parcel and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Poinsett Highway, said iron pin being located 287 feet north of the north-easterly corner of the intersection of Old Paris Mountain Road (formerly Old Rutherford Road) and Poinsett Highway, said pin being the joint corner of the property herein described, with property now or formerly belonging to W. M. Batson, Jr. and running thence with the easterly side of Poinsett Highway N. 3-50 W. 281.7 feet to an iron pin; thence turning and running N. 77-41 E. 261.8 feet to an iron pin on the westerly side of Cherrydale Drive; thence turning and running with the westerly side of Cherrydale Drive S. 4-02 E. 56.8 feet to an iron pin; thence turning and continuing with the westerly side of Cherrydale Drive S. 25-55 E. 343.1 feet to an iron pin, corner of Batson property; thence turning and running with the line of the Batson property N. 87-51 W. 387.5 feet to an iron pin, the point of beginning.

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which has the address of Poinsett Highway Greenville South Carolina (Street) (City) (State and Zip Code) (herein "Property Address"):

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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