

MORTGAGE OF REAL ESTATE—Offices of ^{FILED} ~~Law, Thomas, Arnold & Thomason~~, Attorneys at Law, Greenville, S. C.
GREENVILLE CO. S. C.

JUN 30 3 57 PM '76

DOONIE S. TANKERSLEY
 R.M.C.
 MORTGAGE

STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE }
 COUNTY OF ANDERSON }

TO ALL WHOM THESE PRESENTS MAY CONCERN: T. C. Threatt and C. R. Maxwell, Individually, 1008 Building, a general partnership, and Threatt-Maxwell Enterprises, Inc. (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the 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 Three Hundred Twenty-five

Thousand and no/100-----DOLLARS (\$325,000.00), with interest thereon from date at the rate of 9.25 per centum per annum, said principal and interest to be repaid: Fifty-nine (59) equal monthly installments of Five Thousand Four Hundred Sixty-eight and 82/100 Dollars (\$5,468.82), commencing July 30, 1976, payments to be applied first to interest and then to principal, and with the entire remaining balance being due 60 months from date.

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~~ Anderson, as shown on a plat by Piedmont Engineers and Architects dated December 28, 1971, recorded in the office of the Clerk of Court for Anderson County in Plat Book 76 at Page 783, and according to said plat, containing a total of 95.73 acres, of which 5.02 are within the railroad right-of-way, leaving a net acreage of 90.71, and having metes and bounds as shown on said plat. For a more particular description, see the aforesaid plat.

This is the identical property conveyed to T. C. Threatt and C. R. Maxwell by The Kendall Company by deed recorded in the office of the Clerk of Court for Anderson County in Deed Book 17-C at Page 888.

ALSO: ALL That piece, parcel or lot of land lying, being and situate on the northern side of North King Road in the city of Greenville, county of Greenville, state of South Carolina, containing 6.63 acres, more or less, as shown on a plat entitled "Survey for Thomas C. Threatt", prepared by Piedmont Engineers, Architects & Planners, dated January 29, 1973, said plat being recorded in the RMC Office for Greenville County in Plat Book 5-E at Page 76 and having, according to said plat, the metes and bounds as shown thereon. For a more particular description, see the aforesaid plat. This is the same property conveyed to T. C. Threatt by deed recorded in Deed Book 993 at Page 205 in the RMC Office for Greenville County. LESS, HOWEVER, From the above 6.63-acre tract: ALL That piece, parcel or lot of land lying on the north-western side of North King Road, adjoining property presently owned by Intex Products, Inc. and other property owned by T. C. Threatt, being a strip of property 22 feet in width, as shown on a plat prepared by Piedmont Engineers & Architects entitled "Survey for Intex Products Corp." dated February 24, 1975, and conveyed to Intex Products, Inc. by the mortgagor T. C. Threatt by deed recorded in Deed Book 1015 at Page 448 in the RMC Office for Greenville County.

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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.