

JUL 14 4 37 PM '76 REAL ESTATE MORTGAGE

State of South Carolina,

DONNIE S. TANKERSLEY
R.H.C.

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

AMERICAN SCENIC REALTY COMPANY, INC. SENDS GREETINGS:

WHEREAS, _____ the said American Scenic Realty 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 One Hundred Thirty-Five Thousand Six Hundred Dollars (\$ 135,600), with interest thereon payable in advance from date hereof at the rate of * _____ % per annum; the principal of said note together with interest being due and payable in (120) monthly

Number

installments as follows:

[Monthly, Quarterly, Semi-annual or Annual]

Beginning on August 13, _____, 1976, and on the same day of

each _____ period thereafter, the sum of

One Thousand One Hundred Thirty & no/100 Dollars (\$ 1,130 prin. + int.)

at the variable rate herein provided and the balance of said principal sum due and payable on the 13 day of August, 1986.
*variable rate of 1-1/2% over the commercial prime rate prevailing at The Citizens & Southern National Bank of S. C. on the date each payment falls due.

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 lying, being and situate on the northern side of Thousand Oaks Boulevard, containing 10 acres, more or less, near the City of Greenville, County and State aforesaid, and being a portion of the property shown on plat entitled, "Thousand Oaks Industrial Park" prepared by Piedmont Engineers & Architects, dated June 9, 1972, and having the following approximate metes and bounds, to-wit:

BEGINNING at a point on the northern side of Thousand Oaks Boulevard, said point being located S. 89-27 E. 1,150 feet from the eastern side of Miller Road, and running thence approximately S. 89-27 E. 950 feet, more or less, to a point on the easternmost boundary of the property designated on the above-mentioned plat; thence running N. 6-13 E. 495 feet, more or less, to an iron pin; thence running S. 84-45 W. 1,000 feet, more or less, to a point; thence running in a southerly direction, 400 feet, more or less, to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Walter S. Griffin, dated October 12, 1973, and recorded in the Office of the RMC for Greenville County, S. C. in Deed Book 986 at Page 41 on October 12, 1973.

(continued - see attachment)

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