MORTGAGE OF REAL ESTATE BY A CORPORATION

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State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

ROANE-BARKER, INC. (herein called mortgagor) SENDS GREETING:

WHEREAS, the said mortgagor, ROANE-BARKER, INC.

a corporation chartered under the laws of the State of South Carolina, is well and truly indebted

to the mortgagee in the full and just sum of Two Hundred Thousand and No/100----------

Dollars, in and by its certain promissory note in writing, of even date herewith, due and payable

To Sam D. Roane, Jr., Raleigh, North Carolina, or order, at such place as may be designated in writing by the holder of that note, the principal sum of two hundred thousand dollars ($200,000.00) together with the interest thereon at the rate of eight (8) percent per annum, to be paid in sixteen (16) equal quarterly installments of fourteen thousand seven hundred thirty and 03/100 dollars ($14,730.03) beginning June 1, 1977, and continuing for each consecutive quarter thereafter until principal and interest are paid in full. All quarterly installments thereunder shall be due on the first day of the first month of each quarter.

until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of its interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses, including ten per cent of the indebtedness as attorney's fee, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

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 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 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 said mortgagee his heirs, assigns and successors the following tracts of land:

All that piece, parcel or tract of land being known and designated as a five-acre tract as shown on plat of property of J. L. Bramlett according to a survey made by C. O. Riddle, January 21, 1960, said property being located on Roper Mountain Road, and having the following metes and bounds, to wit:

BEGINNING in the center of Roper Mountain Road at the joint front corner of a 6.62 acres and said five-acre tract, and running thence along the joint line of said properties S. 47-09 W. 631.9 feet to an iron pin; running thence S. 42-00 E. 339.8 feet to an iron pin; running thence N. 47-09 E. 643.8 feet to an iron pin in the center of Roper Mountain Road; running thence along the center of Roper Mountain Road N. 43-37 W. 110.2 feet to an iron pin; thence continuing with the center of said Roper Mountain Road N. 44-18 W. 229.8 feet to an iron pin, the beginning corner.

ALSO All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, with the buildings and improvements thereon, on the south side of United States Highway No. 29(known locally as the Super Highway) and being a portion of a tract of land conveyed to James M. Gilfillin by E. A. Gilfillin by deed dated

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