

Mortgagee's mailing address: 301 College Street, Greenville, South Carolina

BOOK 1411 PAGE 150

FILED
GREENVILLE, CO. S. C.
SEP 26 3 13 PM '77
DONNIE S. TANKERSLEY
R.H.C.



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Greenville Terminal Company, Inc., A South Carolina Corporation
(hereinafter referred to as Mortgagor) (SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of
Three Hundred Thousand and No/100-----(\$ 300,000.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not contain a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain conditions), said note to be repaid with interest as the rate or rates therein specified in installments of --Two Thousand

Seven Hundred Ninety Six and 42/100-----(\$ 2,796.42) Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 20 years after date; and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof, become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing 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, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of GREENVILLE

All that lot of land situate on the Southeast side of Burty Drive and on the South side of the right of way of Interstate Highway No. 85, near the City of Greenville, in Greenville County, S. C., and having, according to a plat made by C. O. Riddle, September 14, 1962, recorded in the RMC Office for Greenville County, in Plat Book CCC, at Page 7, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Southeast corner of the intersection of Burty Drive and at right of way of Interstate Highway No. 85, and runs thence along the curve of a frontage road on the right of way of Interstate Highway No. 85, (the chord being S. 84-11 E. 100 feet) to an iron pin; thence still with the curve of said frontage road (the chord being S. 82-25 E. 100 feet) to an iron pin; thence still along the curve of said road (the chord being S. 76-37 E. 100 feet) to an iron pin; thence still with the curve of said frontage road (the chord being S. 70-56 E. 74.5 feet) to an iron pin; thence S. 4-16 W. 105.8 feet to an iron pin at corner of property of West Gantt School; thence along said school property, S. 4-48 W. 495.4 feet to an iron pin in Lenhardt Road; thence along Lenhardt Road, S. 74-59 W., 235 feet to an iron pin on the North edge of Lenhardt Road; thence S. 74-59 W. 35 feet to an iron pin; thence S. 67-00 W. 339 feet to an iron pin; thence S. 86-00 W. 83.8 feet to an iron pin on the Southeast edge of Burty Drive; thence along the Southeast side of Burty Drive; thence along the Southeast side of Burty Drive, N. 21-13 E. 941.4 feet to the beginning corner and contains, according to the plat referred to above, 8.36 Acres.

This being the same property conveyed to the mortgagor by deed of Watkins Motor Lines, Inc. dated November 30, 1964 and recorded Jan. 20, 1965 in the RMC Office for Greenville County in Deed Book 765 at Page 552.

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