

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton & Arnold, Attorneys at Law, Greenville, S. C.

GREENVILLE CO., S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

NOV 11 11 03 AM 1956

MORTGAGE

OLLIE W. WORTH

P.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BARDALE REALTY, INC.

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto **THE PEOPLES NATIONAL BANK, GREENVILLE, SOUTH CAROLINA,** (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 **Thirty Thousand and No/100**

DOLLARS (\$ 30,000.00),

with interest thereon from date at the rate of **six(6%)** per centum per annum, said principal and interest to be repaid: **\$2500.00** per quarter, plus interest, beginning February 6, 1960, and on the 6th day of each successive quarter thereafter, until paid in full, with the full privilege of anticipation at any time, with interest thereon from date at the rate of **six (6%)** per cent, per annum, to be computed and paid quarterly

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, being known and designated as Lot 3 on plat of property of Gower Manufacturing Co. to be conveyed to Blue Ridge Corporation, recorded in Plat Book GG, Pg. 195, in the R. M. C. Office and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of the right-of-way of the Furman Hall Road and the right-of-way of the P. & N. Railroad and running thence along the right-of-way of the Furman Hall Road N. 28-25 E. 290 feet to an iron pin at joint corner of Lots Nos. 2 and 3; thence along the common line of said lots S. 58-05 E. 315 feet to an iron pin at intersection of Lots 3 and 6; thence S. 28-25 W. 110.18 feet along common line of Lots No. 3 and 6 to an iron pin on right-of-way of said P. & N. Railroad; thence in a southwesterly direction along the line of said right-of-way of the P. & N. Railroad 354 feet, more or less, to an iron pin, point of beginning.

ALSO: All the grantor's right, title, interest in and to that portion of said lot 3 which is subject to right-of-way of P.&N. Railroad as shown on said plat. It is understood and agreed that the general warranty hereinafter granted does not cover said area subject to right-of-way.

The President and Treasurer of **BARDALE REALTY INC** are authorized to sign the within mortgage for the corporation.

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.