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STATE OF SOUTH CAROLIN COUNTY OF Greenville THE MILE

DORNIE S. TANKERSLEY R.M.C.

MORTGAGE OF REAL ESTATE TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

John G. Cheros and Larry R. Patterson

(hereinafter efferred to as Mortgagor) is well and truly indebted unto

Kenilworth Warehouses, Inc.

(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 No/100 --

Dollars (\$ 30,000.00) due and payable

To be repaid in six annual installments of \$5,000.00 each plus interest, first installment being due March 10th, 1974;

with interest thereon from

date

at the rate of seven

per centum per annum, to be paid: annually.

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 Mortgagoe 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 scaling 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, Fairview Township, on the East side of 5.C. Highway 14 between Fountain Inn and Simpsonville and containing 30.32 acres, more or less, as shown on plat of property of Simpsonville Investors, Inc., preared by C.O. Riddle, dated July 1968 & having according to said plat the following mètes and bounds, to-wit: BEGINNING at an iron pin on the Eastern side of S.C. Highway 14 at the corner of property owned by Bryson Estate and running thence, N 59-21 E 1140.4 feet to an iron pin; thence, N 72-25 E 438.9 feet to an iron pin; thence N 7-45 E 135.3 feet to an iron pin; thence N 78-17 E 525.5 feet to an iron pin; thence N 77-14 E 731.7 feet to an iron pin; thence S 51-06 W 1405.4 feet to an iron pin; thence S 55-29 W 1369.8 feet to an iron pin; thence S 55-29 W 1369.8 feet to an iron pin; «kłóńnośniżestnienna ineńnychnowanie w procesa w proc the East side of said Highway, N 37-58 W 686.4 feet to a point; the point of beginning. Together with a 25 foot easement for a railroad spur which shall run from the center line of the C & WC Railroad line across theproperty conveyed by Simpsonville Investors, Inc. to Woodside Mills by deed recorded in Deed Book 787 at Page 621, RMC Office, Greenville County roseed easement to run in an easterly direction crossing S.C. Highway 14 along such/as Grantee herein shall hereafter select. The initial placing of the spur line track shall permanently locate with the center line of said easement, which shall remain in existence so long as said EXECUTAX said railroad spur shall remain so located and in operation. The said easement being the same easement reserved by Simpsonville Investors, Inc. in its deed to Woodside Mills above referred to.

ALSO all the Mortgagors interest in & to the following property situate in Fairview Township, county and state aforesaid, adjoining above described property: BEGINNING at an iron pin at the joint corner of the above tract and the Bryson Estate property on the East side of S.C. Highway 14 and running thence along, the East side of said Hiway, S 37-58 E 188.3 feet to a point; thence crossing said .highway, and running down the center line of Bethlehem Church Rd, S 36-47 W 259.5 ft to a point; thence N 34-55 W 53.4 feet to an iron pin; thence N 47-54 E 97.5 ft. to a nail in the center of track of C & WC Railroad and running thence along the center line of said track, N 37-08 W 215.16 feet to a point; thence N 59-21 E 148.1 feet to the point of beginning.

This is the same property conveyed to the Mortgagors by the Mortgagees by deedof even date.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgague, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.