COUNTY OF GREENVILLE DONNIE S.TANKERSLEY

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

WHEREAS,

POINSETT REALTY COMPANY

thereinafter referred to as Mortgagor) is well and truly indebted unto

THE PALMETTO BANK

(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

as follows: in twenty (20) quarterly payments of \$3750.00 each to principal, plus interest at prime rate plus one-half of one per cent, to be computed and paid quarterly, the first quarterly payment due June 30, 1976.

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 Mortgagoe, and also in consideration of the further sum of Three Dollins (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the scaling and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, burgained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagoe, 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, in the Town of Mauldin, being shown on plat entitled "Site of Mauldin Lumber Company" prepared by J. L. Montgomery, III., dated March 20, 1974, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at a spike on the easterly edge of U. S. Highway 276, and running thence with line of property formerly of Jessie Fowler, N. 83-02 E., 644.43 feet to an iron pin in center of C & WC Railroad, passing over old iron pin, 100.7 feet back on line; thence with the center line of said railroad, S. 24-52 E., 101.08 feet to a point; thence continuing with the said center line of railroad, S. 25-57 E., 100.09 feet to a point; thence continuing with the center line of said railroad S. 27-00 E., 100.09 feet to a point; thence continuing with the center line of said railroad, S. 27-51 E., 100.1 feet to an iron pin; thence with the line of property formerly of A. B. Clark Estate, S. 89-12 W., 716.6 feet to a point in concrete on the Easterly edge of U. S. Highway 276; thence with the right of way of U. S. Highway 276, N. 19-15 W., 308.57 feet to the beginning corner, containing 5.18 acres, more or less, and being the same property conveyed to the mortgagor herein by deed recorded in Deed Volume 636 at page 126 in the RMC Office for Greenville County.

This mortgage is second and junior in lien to mortgage in favor of First Federal Savings and Loan Association in the original amount of \$65,000.00, recorded February 15, 1965, in REM Volume 986 at page 275.



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 Mortgagee, 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 linus 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.

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