

159

BOOK 1245 PAGE 67

MORTGAGE OF REAL ESTATE BY A CORPORATION Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S.C. BOOK 51 PAGE 659

STATE OF SOUTH CAROLINA MORTGAGE OF REAL ESTATE BY A CORPORATION

COUNTY OF GREENVILLE ELIZABETH RIDDLE R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

LEATHERWOOD, WALKER, TODD & MANN

WHEREAS Michigan Agri-Chemical, Inc. a corporation chartered under the laws of the State of South Carolina (hereinafter referred to as Mortgagor) is well and truly indebted unto Alvin D. Green

LEATHERWOOD, WALKER, TODD & MANN SEP 30 1977

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of this date herewith, the terms of which are incorporated herein by reference, in the sum of

Seventy-five Thousand and no/100 Dollars \$ 75,000.00 due and payable

in five equal annual installments of \$15,000.00, commencing on the 31st day of August, 1973 and continuing on the same day of each year thereafter until paid in full;

with interest thereon from date at the rate of 10 1/2 percent per annum, to be paid annually

WHEREAS the Mortgagor has 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 its account by the Mortgagee, has also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagor, and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released unto 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, containing 9.47 acres, more or less, and having, according to a survey of property of Alvin D. Green, prepared by Webb Surveying and Mapping Co., dated August, 1972, the following metes and bounds to-wit:

BEGINNING at an iron pin on the southwestern side of Woodruff Road at a corner of property of Eskew and running thence S. 64-05 W. 7.6 feet to a point; thence continuing with line of Eskew S. 58-06 W. 1557.2 feet to an iron pin; thence N. 29-54 W. 249 feet to a point; thence S. 60-54 W. 118 feet to a point; thence S. 65-24 W. 289.6 feet to a point; thence N. 29-54 W. 137.8 feet to a point at the center of turn-around of Green Heron Road; thence with the center of Green Heron Road N. 66-00 E. 1543.8 feet to a point on the southwestern side of Woodruff Road; thence with Woodruff Road S. 47-02 E. 221.9 feet to the point of BEGINNING.

ALSO, all the grantor's right title and reversionary interest, in and to all that certain lot of land, in the County of Greenville, State of South Carolina, containing 1.87 acres, more or less, as shown on plat recorded in the R.M.C. office for Greenville County in Plat Book UUU, Page 163, and having the following courses and distances, to-wit:

BEGINNING at an iron pin at the southwest corner of said property, and running thence N. 58-06 E. 280 feet to an iron pin; thence N. 29-54 W.

FILED GREENVILLE, CO. S.C. SEP 30 3 01 PM '77

4328 (W-2)