

CORPORATE MORTGAGE OF REAL ESTATE FILED GREENVILLE, CO. S. C.

BOOK 1271 PAGE 495

REGULATION NO. 22 COMPLIED WITH

APR 3 9 46 AM '73

State of South Carolina, DONNIE STANKE SLEY

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CASTINGS, INC.

(herein called mortgagor) SEND GREETING:

WHEREAS, the said mortgagor CASTINGS, INC.

In and by a certain promissory note in writing, of even date with these Presents is well and truly indebted to the LIBERTY LIFE INSURANCE COMPANY, a corporation chartered under the laws of the State of South Carolina, in the full and just sum of One Hundred Ninety-Five Thousand and No/100ths (\$ 195,000.00) DOLLARS, to be paid at its Home Office in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of Eight and three-fourths (8-3/4%) per centum per annum, said principal and interest being payable in One Hundred Eighty (180) instalments as follows:

Beginning on the 1st day of May, 1973, and on the 1st day of each month of each year thereafter the sum of \$ 1,950.00 to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of April, 1988, and the balance of said principal and interest to be due and payable on the 1st day of April, 1988; the aforesaid monthly payments of \$ 1,950.00 each are to be applied first to interest at the rate of Eight and three-fourths (8-3/4%) per centum per annum on the principal sum of \$ 195,000.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each monthly payment shall be applied on account of principal.

All instalments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any instalment or instalments, or any part thereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if at any time any portion of principal or interest shall be past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole sum of the principal of said note remaining at that time unpaid together with the accrued interest, shall become immediately due and payable, at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and if said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if, before its maturity, it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note and mortgage in the hands of an attorney for any legal proceedings; then and in either of such cases the mortgagor promises to pay all costs and expenses including a reasonable attorney's fee, these to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That the said mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said LIBERTY LIFE INSURANCE COMPANY according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to the said mortgagor in hand well and truly paid by the said LIBERTY LIFE INSURANCE COMPANY, at and before the signing 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 said LIBERTY LIFE INSURANCE COMPANY

All that certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina, and being shown as a 2.38 acre tract, according to a Plat entitled "Survey for Castings, Inc." by Carolina Engineering and Survey Co., dated March 31, 1973, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at a point in the line of property now or formerly belonging to S. B. Gaines, said point being located 431 feet from a point on the western side of Parkins Mill Road and running thence with the line of property now or formerly belonging to S. B. Gaines, N. 76-45 W. 320 feet to an iron pin in the line of property now or formerly belonging to J. B. Brewer; thence with the line of property now or formerly of Brewer, N. 28-0 E. 447 feet to a point; thence with line of other property belonging to the mortgagor herein, S. 62 E. 190 feet to a point; thence S. 9-54 W. 384.6 feet to a point, the point of beginning.

ALSO, an easement or right-of-way for ingress and egress, running from the northeast corner of the above-described property to the western edge of the right-of-way of Parkins Mill Road as shown on the above described plat and lying 15 feet on each side of the following described line: beginning at the northeast corner of the above-described 2.38 acre tract and running thence N. 27-49 E. 364.9 feet; N. 35-10 E. 100 feet; N. 45-41 E. 100 feet; N. 55-24 E. 71.7 feet to Parkins Mill Road.