

MORTGAGE OF REAL ESTATE
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE
JUL 10 2 23 PM '73
DORRIS S. TANKERSLEY
R.H.C.

BOOK 1284 PAGE 65

Ashmore & Hays, Attorneys at Law, Greenville, S. C.

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Messer Products, Inc., a corporation

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

E. D. Dobson

(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) due and payable

Monthly in the sum of \$363.99 commencing with the month of August , 1973, on or before the 10th day of each month, said sums to be applied first to interest, then to principle. The Promissor shall have the right and privilege to pre-pay this note or anticipate payments due thereon, at any time without penalty.

with interest thereon from date at the rate of 8% per centum per annum, to be paid monthly

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, on the West side of School Street and the East Side of South Main Street, between the Southern Railway (both sides of switch tracks) and the P & N Railroad, with the buildings and improvements thereon, in the City of Greer, Chick Springs Township, Greenville County, State of South Carolina, the same being all of the rest, residue and remainder of the property at said location owned by the Grantor the same being described in a deed to the Grantor in Deed Book 781, at page 129 less that portion previously conveyed to Grantee by Deed recorded in the R.M.C. Office for Greenville County in Deed Book 927, at page 538 and being described as follows on a plat entitled "Messer Products, Inc" prepared by Piedmont Engineers & Architects, Greenville, South Carolina, dated September 30, 1971;

BEGINNING at an iron pin located S 66-37 W 358.99 feet from the joint front corner of property of the Grantee and Southern Railway Co. on the West side of School Street, thence N 11-26 W 198.7 feet to an iron pin; thence S 71-15 W 43.65 feet; thence N 56-12 W 6.3 feet to an iron pin; thence S 87-51 W 159.05 feet to an iron pin; thence N 20-27 E 7.9 feet to an iron pin; thence N 85-03 W 194.6 feet to a point; thence S 18-51 W 262.45 feet to an iron pin; thence S 60-08 E 183.8 feet to an iron pin; thence S 20-24 W 23.84 feet to an iron pin; thence N 66-37 E 402.72 feet to the point of beginning, the same being 2.94 acres, more or less.

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 fixtures, plant, and building 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.

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

The Mortgagor covenants that it is lawfully seized of the premises hereinafore described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or give for the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to pay, interest and principal on all loans made by the Mortgagee to the Mortgagor, from and against the Mortgagor and all persons claiming or lawfully claiming the same, and to pay the same.

0065

4328 RV-2