

FILED
GREENVILLE CO. S. C.

OCT 26 2 14 PM '73

STATE OF SOUTH CAROLINA ANNIE S. TANKERSLEY
COUNTY OF GREENVILLE R.M.C.)

MORTGAGE OF REAL ESTATE

TO WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, H & H Equipment, Inc. is well and truly indebted unto THE FALCO CORPORATION (hereinafter referred to as mortgagee), as evidenced by a certain Lease (Lease Number F 3766) of even date herewith between the said H & H Equipment and The Falco Corporation, the terms of which Lease are incorporated herein by reference, in the total sum of TWO HUNDRED THREE THOUSAND SIXTEEN AND NO/100 DOLLARS (\$203,016.00), due and payable in sixty (60) consecutive monthly rental installments, beginning November 1, 1973, and the final such monthly installment, if not sooner paid, being due October 1, 1978; and

WHEREAS, Howard C. Helgerson, same as H. C. Helgerson, (hereinafter referred to as mortgagor), has guaranteed the payment of the debt described above as evidenced by his guaranty of even date herewith; and

WHEREAS, the mortgagee has required a mortgage on the real property hereinafter described as additional security for the payment of the debt described above; and

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 those certain pieces, parcels or lots of land, situate, lying and being in Butler Township, County of Greenville, State of South Carolina, and being known and designated as Lots No. 3, 4, 3-A and 4-A as shown on plat of property of William D. Young, prepared by Dalton and Neves in April, 1946, and recorded in the R.M.C. Office for Greenville County in Plat Book B at Page 143, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Pelham Road, at the joint front corner of Lots 2 and 3, and running thence with the joint line of said lots, N. 45-02 E. 726 feet to a point; thence with the line of Lot 3-A, N. 45-02 E. 376.5 feet to a point; thence S. 88-35 E. 414.8 feet to a point at the joint rear corner of Lots 3-A and 4-A; thence with the rear line of Lot 4-A, S. 88-35 E. 246.2 feet to a point; thence with the line of Lot 4-A, S. 45-02 W. 796 feet to a point; thence with the line of Lot 4, S. 45-02 W. 690.5 feet to a point on the northern side of Pelham Road; thence with said Pelham Road, S. 59-16 E. 195.5 feet to a point at the joint front corner of Lots 3 and 4; thence continuing with said Pelham Road, S. 49-0 E. 300 feet to the point of beginning.



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