

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE MORTGAGE OF REAL ESTATE BY A CORPORATION TO ALL WHOM THESE PRESENTS MAY CONCERN: DONNIE S. TANKERSLEY R.M.C.

WHEREAS, DIRAN CORP.

a corporation chartered under the laws of the State of SOUTH CAROLINA (hereinafter referred to as Mortgagor) is well and truly indebted unto FIRST PIEDMONT MORTGAGE COMPANY, INC.

(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

NINETY THOUSAND AND NO/100 Dollars (\$ 90,000.00 ) due and payable September 25, 1974,

with interest thereon from date at the rate of ten (10%) 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, the Mortgagee's heirs, successors and assigns:

All that certain piece or parcel of land with all improvements thereon or hereafter constructed thereon situate, being and lying in the State of South Carolina, to-wit:

ALL that piece, parcel or tract of land situate and lying in the State of South Carolina, County of Greenville, in Greenville Township, on the north-eastern intersection of East Coffee Street and Spring Street in the City of Greenville and described as follows:

BEGINNING at the northeastern corner of the intersection of East Coffee and Spring Streets and running thence along the north side of East Coffee Street S. 70 E. 30 feet; thence N. 20-50 E. 83 feet to an alley; thence along the southern side of said alley, N. 70 W. 30 feet to Spring Street; thence along said Spring Street, S. 20-50 W. 83 feet to the beginning corner. Being Lot No. 4 and 4 feet off the western side of Lot No. 3 according to a plat of property of L. A. and W. M. James recorded in the R.M.C. Office for Greenville County in Plat Book F at Page 187.

The within mortgage is understood to be junior in lien to that certain mortgage to Carolina Federal Savings and Loan Association dated February 17, 1972 and recorded in the R.M.C. Office for Greenville County, South Carolina in Mortgage Book 1222, Page 644. It is further understood and agreed that any default in the terms of the mortgage held by Carolina Federal Savings and Loan Association described above shall constitute a default in the loan secured by the within mortgage.



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 liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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