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DONNIE S. TANKERSLEY
R.H.C.

BOOK 1298 PAGE 115

MORTGAGE

(Direct)

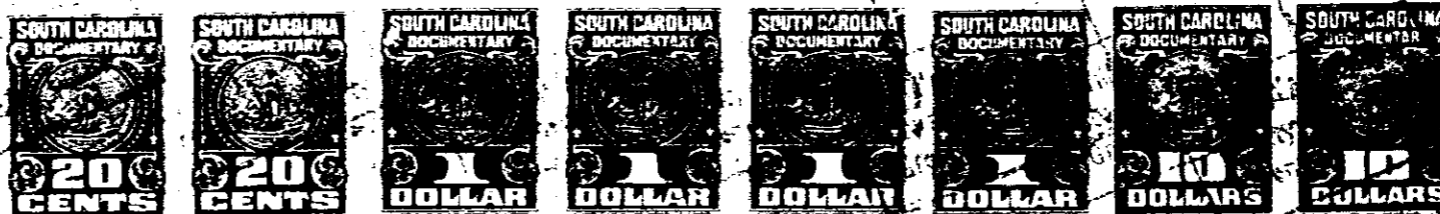
This mortgage made and entered into this 20th day of December 1973, by and between Southern Sash & Door Company, Inc.

(hereinafter referred to as mortgagor) and the Administrator of the Small Business Administration, an agency of the Government of the United States of America (hereinafter referred to as mortgagee), who maintains an office and place of business at 1801 Assembly Street, Columbia, South Carolina 29201

WITNESSETH, that for the consideration hereinafter stated, receipt of which is hereby acknowledged, the mortgagor does hereby mortgage, sell, grant, assign, and convey unto the mortgagee, his successors and assigns, all of the following described property situated and being in the County of Greenville, State of South Carolina:

All that piece, parcel or tract of land, containing 330,729 square feet, situate, lying and being on the Southern side of Lenhardt Road, near the City of Greenville, County of Greenville, State of South Carolina, and having according to a plat prepared by Carolina Engineering and Surveying, dated January 31, 1973, revised February 5, 1973, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 4-Z at page 17, the following metes and bounds:

BEGINNING at an iron pin on the Southern edge of the right-of-way for Lenhardt Road at the joint corner of property now or formerly of Joshua E. Varat and running thence with the line of said Varat property S. 0-42 W. 227.2 feet to an iron pin; thence S. 57-33 W. 35.1 feet to an iron pin; thence S. 37-34 W. 532 feet to an iron pin on the Northeastern edge of the right-of-way for Shackelford Road; thence with the Northeastern edge of said right-of-way N. 66-52 W. 450 feet to an iron pin; thence N. 37-34 E. 763.8 feet to an iron pin on the Southern side of the right-of-way for Lenhardt Road; thence with the Southern side of the right-of-way for Lenhardt Road the following courses and distances: S. 58-20 E. 102.5 feet to an iron pin, thence S. 75-29 E. 100 feet to an iron pin, thence S. 87-10 E. 68.9 feet to an iron pin, thence N. 86-40 E. 80.3 feet to the point of beginning.



In addition to said real property, this mortgage also covers and includes all other real property owned by the mortgagor and used or kept for use in connection with the business of the mortgagor, including all such other real property which may be hereafter acquired by the mortgagor for such use. Together with and including all buildings, all fixtures including but not limited to all plumbing, heating, lighting, ventilating, refrigerating, incinerating, air conditioning apparatus, and elevators (the mortgagor hereby declaring that it is intended that the items herein enumerated shall be deemed to have been permanently installed as part of the realty), and all improvements now or hereafter existing thereon; the hereditaments and appurtenances and all other rights thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, all rights of redemption, and the rents, issues, and profits of the above described property (provided, however, that the mortgagor shall be entitled to the possession of said property and to collect and retain the rents, issues, and profits until default hereunder). To have and to hold the same unto the mortgagee and the successors in interest of the mortgagee forever in fee simple or such other estate, if any, as is stated herein.

The mortgagor covenants that he is lawfully seized and possessed of and has the right to sell and convey said property; that the same is free from all encumbrances except as hereinabove recited; and that he hereby binds himself and his successors in interest to warrant and defend the title aforesaid thereto and every part thereof against the claims of all persons whomsoever.

This instrument is given to secure the payment of a promissory note dated December 20, 1973, in the principal sum of \$ 61,000.00 signed by T. E. Addison, Jr. as President and in behalf of Southern Sash & Door Company, Williams C. Jones as Vice Pres & Secy