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GREENVILLE CO. S. C.

MORTGAGE OF PEAL ESTATE-Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DOONIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, MID-VALLEY PRODUCTS CORP.

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

(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 SEVENTY THOUSAND AND NO/100THS-----

----- Dollars (\$ 70,000.00) due and payable

one year from date of final draw

with interest thereon from date at the rate of ten per centum per annum, to be paid: quarterly

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, and being shown on plat entitled "Property of Mid Valley Products, Inc.", dated November 21, 1973, and amended March 25, 1974, (showing new lines "A" and "B" on said plat), said plat being prepared by John A. Simmons, R. L. S. No. 2212, and being shown on said amended plat as the center tract containing 4.51 acres, exclusive of road right of way, and being more particularly described as follows:

BEGINNING at a nail in the center of Brushy Creek Road, 194.7 feet southwest of the nail in the center of said road at the joint front corner of property now or formerly of George L. Jones Estate and running thence along the center line of said road S. 59-38 W. 384.2 feet to a nail in the center of said road; thence N. 48-36 W. 501 feet to an iron pin on right of way of Southern Railroad N. 40-17 E. 365 feet to an iron pin; thence S. 48-36 E. 628.3 feet to the point of beginning, crossing iron pin 26 feet back on line.



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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