

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE & PICKENS

MORTGAGE
(Participation)

This mortgage made and entered into this 7th day of March
1975, by and between Richard N. Ryer, II and Dorothy K. Ryer

(hereinafter referred to as mortgagor) and First Piedmont Bank & Trust Company

(hereinafter referred to as mortgagee), who maintains an office and place of business at Greenville, S. C.

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 lot of land with improvements thereon, in the Town of Mauldin, Greenville County, South Carolina, on the Western side of Calix Court, being shown and designated as Lot No. 37 on a Plat of Hillsborough, Section 1, made by Jones Engineering Services, dated April, 1969, and recorded in the RMC Office for Greenville County, S. C. in Plat Book WWW, Page 56, reference to which is hereby craved for the metes and bounds thereof.

THIS is the same property conveyed to the Mortgagors by deed of Rackley-Hawkins, Ltd. dated December 17, 1970, recorded in the RMC Office for Greenville, S. C. in Deed Book 904, Page 553.

ALL that certain piece, parcel or lot of land in the County of Pickens, State of South Carolina in Pumpkintown Township being known and designated as a 7.66 acre tract of land, on plat entitled Property of Richard N. Ryer, II made by Webb Surveying & Mapping, dated January 14, 1975, recorded in the Office of Clerk of Court for Pickens County, S. C. in Plat Book _____, Page _____, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of a dirt road at the corner of property of Bernice Williams and runs thence along the said Williams line S. 44-00 W. 397.8 feet to an iron pin; thence continuing along Williams line S. 24-00 E. 208.5 feet to an iron pin; thence along the line of property of Carl J. Harden S. 41-46 W. 243.7 feet to an iron pin; thence N. 24-51 W. 1,104.4 feet to an iron pin; thence S. 53-39 E. 237.4 feet to a stone pile; thence S. 51-13 E. 100 feet to a stone pile and old iron pin; thence along the line of property of Mrs. Wayne Burdine Caines N. 72-42 E. 381 feet to an iron pin; thence S. 28-33 E. 93 feet to an iron pin; thence S. 36-36 E. 72 feet to an iron pin; thence N. 72-07 E. 33.5 feet to an iron pin in a dirt road; thence along said dirt road S. 32-09 E. 72.5 feet to an iron pin; thence continuing along said dirt road S. 23-40 E. 68.8 feet to the beginning corner.

THIS is the same property conveyed to the Mortgagors by deed of Lucy H. King Shearer dated December 30, 1974, recorded in the Office of Clerk of Court for Pickens County, S. C. in Deed Book 12-W, Page 823.

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 March 7, 1975 in the principal sum of \$17,500.00, signed by Richard N. Ryer, II as President in behalf of P.C.B. Electronics, Inc.

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