

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

DEMPSEY REAL ESTATE CO., INC.  
MORTGAGEE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Courtesy Mechanical Co., Inc., a corporation organized and existing under the laws of the State of South Carolina. (hereinafter referred to as Mortgagor) is well and truly indebted unto

Dempsey Real Estate Co., Inc.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, in the sum of:

Three Thousand and no/100----- Dollars  
(\$ 3,000.00) due and payable as provided for under the terms and conditions of said note, which are incorporated herein by reference and made a part hereof as though they set forth herein, with interest thereon from date at the rate of 8% per centum per annum, to be paid as provided for in said note; 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 pieces, parcels or lots of land situate, lying and being on the southeastern corner of the intersection of Wilson Street with Washington Avenue, in Greenville Township, Greenville County, South Carolina, being shown and designated as lots nos. 17 and 18 on a plat of the property of Eliza T. Loper made by R. E. Dalton, Engineer, dated December, 1924, and recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book H, Pages 159 and 160 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern corner of the intersection of Wilson Street with Washington Avenue and running thence along the southern side of Wilson Street, N. 71-20 E. 150 feet to an iron pin; thence along the line of lot no. 25, S. 22 E. 117.80 feet to an iron pin; thence S. 71-17 W. 150 feet to an iron pin on Washington Avenue; thence along the eastern side of Washington Avenue, N. 22 W. 118 feet to an iron pin, the point of beginning.

This second mortgage is junior in lien to that certain mortgage to Carolina Federal Savings and Loan Association in the original amount of \$19,500.00 dated September 5, 1975, to be recorded herewith.



Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

RETO

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