

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

APR 17 9 14 AM '77
MORTGAGE OF REAL ESTATE
DONNIE S. TAYLOR TO WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, Carolina Plating & Stamping Company, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Profit Sharing Plan of the Carolina Plating & Stamping 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

Fifty Thousand and no/100 Dollars (\$ 50,000.00) due and payable on demand

with interest thereon from Date at the rate of 10% per centum per annum, to be paid: on unpaid balance

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

On the Western side of Link Street (formerly Temple Street), just outside the City of Greenville, and described separately as follows:

Lot No. 21 as shown on a plat of the property of Central Realty Corporation, made by Pickell & Pickell on June 20, 1946, recorded in Plat Book B at page 199, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on Link Street (formerly Temple), joint corner of Lots Nos. 10 and 21, and running thence S. 69-30 W. 450 feet to an iron pin on the rear line of Lot No. 3; thence running along the center of a branch, the traverse line of which is N. 20 E. 76 feet, more or less, to an iron pin; thence running N. 63-20 E. 400.7 feet to an iron pin on said Temple Street; thence running along the West side of Temple Street (un-named on said plat), S. 22-00E. 103.3 feet to the point of beginning.

Being the same lot conveyed to grantor by deed recorded in Deed Book 534 at page 245.

Also: Lot No. 1 on a plat of the property of W. T. Looper, made by C.C. Jones on June 24, 1954, and having according to said plat, the following metes and bounds:

BEGINNING at a point on the Western side of Link (formerly Temple Street) and running thence S. 63-20 W. 313 feet to an iron pin; thence running N. 4-02 E. 100.3 feet to an iron pin; thence N. 62-57 E. 268 feet to an iron pin on the West side of Link (Temple) Street; thence running along the Western side of Link (Temple) Street, S. 22-08 E. 88 feet to the point of Beginning.

Being the same lot conveyed to grantors by Deed Book 535 at page 289.



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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