

STATE OF SOUTH CAROLINA JUN 28 2 16 PM '76
COUNTY OF GREENVILLE DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, RUNION MANUFACTURING CO., INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto D.S.P.S. REALTY CORPORATION

(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

Eighty-One Thousand Eight Hundred Thirty & No/100 Dollars (\$ 81,830.00) due and payable

in five equal annual installments of \$16,366.00 principal and interest beginning one year from date.

with interest thereon from date at the rate of 7-1/2 per centum per annum, to be paid: Annually

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, in Chick Springs Township, located about 2 miles South of Greer on the western side of State Highway No. 14 and being shown as a 42.90 acres tract on plat made for Mrs. Claude T. Smith by John A. Simmons, surveyor, dated May 26, 1970 and recorded in plat book 4T page 78, Greenville County, R.M.C. Office. Having the following courses and distances, to-wit: Beginning at an iron pin at the intersection of the right of way of new State Highway No. 14 and the Old Spartanburg Road (also known as Suber Road) and running thence with the right of way of said highway, S. 31-21 E. 185 feet; thence still with said highway S. 30-21 E. 100 feet, thence S. 28;21 E. 100 feet; thence S. 26-02 E. 139.7 feet; thence turning and running S. 63-52 W. 22.5 feet; thence Still with right of way of said highway, S. 25-19 E. 99.5 feet to pin on said right of way and property now or formerly of Piedmont Motor Lines; thence with Piedmont Motor Lines, S. 56-08 W. 163.5 feet to an old pin; thence S. 32-47 E. 732.7 feet to pin on right of way of said highway; thence with right of way of said highway, S. 15-10 E. 958.9 feet to pin at corner of Mrs. Arch Burnett; thence leaving highway and running with Burnett line, S. 83-02 W. 814.8 feet to old pin; thence with line of Wood N. 37-36 W. 1286.9 feet to point in center of Old Spartanburg Road; thence with the center of said Road the following courses and distances, N. 32-42 E. 417 feet, N. 33-05 E., 300 feet, N. 33-55 E. 330 feet, N. 33-01 E. 100 feet; N. 29-45 E. 100 feet and N. 26-16 E. 255.2 feet to the beginning corner and containing 42.90 acres, more or less. This is also subject to exceptions stated in said deed, unto Runion Manufacturing Co., Inc.

This is a purchase money mortgage.



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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