

GREENVILLE U.S.C.

MR 1 4 29 PM '77

DONNIE S. TANNERSLEY  
R.M.C.

BOOK 1393 PAGE 516

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE ) M O R T G A G E

WHEREAS Southern Sash & Door Company heretofore acquired the within mortgaged premises by deeds dated and recorded December 20, 1973 in the Office of the Register of Mesne Conveyance for Greenville County, South Carolina, in Book 971 at page 859 and Book 971 at page 855, and

WHEREAS, by Articles of Merger filed in the Office of the Secretary of State of South Carolina on March 15, 1977, Southern Sash & Door Company, a South Carolina Corporation, was merged into Addison-Rudesal, Inc., a Georgia Corporation, and

WHEREAS, THIS MORTGAGE is given the 1st day of April, 1977, by ADDISON-RUDESAL, INC., a Georgia Corporation, having its principal place of business at 1425 Ellsworth Industrial Drive, N.W., Atlanta, Georgia, and doing business in Greenville County, South Carolina, hereinafter sometimes referred to as "Mortgagor" and LIFE INSURANCE COMPANY OF GEORGIA, having its principal office in Atlanta, Georgia, hereinafter sometimes called "Mortgagee".

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WHEREAS, Mortgagor is indebted to Mortgagee for money lent, to secure the payment of which Mortgagor has executed and delivered to Mortgagee a Note of even date herewith, in the principal sum of Three Hundred Thousand and No/100 (\$300,000.00) Dollars, payable to the order of Mortgagee at its offices in the Life of Georgia Tower, Atlanta, Georgia, or at such other place as the holder thereof may designate in writing, said principal sum being payable as set forth in said Note with interest at the rate set forth therein; the balance of said principal sum with interest thereon maturing and being due and payable on April 1, 1992, to which Note reference is hereby made.

NOW THEREFORE, Mortgagor, in consideration of the aforesaid debt, and also in consideration of the further sum of Three (\$3.00) Dollars to it in hand paid by Mortgagee, receipt whereof is hereby acknowledged and for the purpose of securing (1) payment of said indebtedness as in the Note provided, (2) payment of all other monies secured hereby and (3) the performance of all covenants, conditions, stipulations and agreements herein contained, does by these presents grant, bargain, sell and release to Mortgagee, its successors and assigns:

SEE ATTACHED SCHEDULE A

TOGETHER with all and singular, all fixtures, equipment and articles of personal property now or hereafter located upon the above described property and used in the operation and maintenance of the improvements situate thereon (excluding, however, fixtures, equipment and other articles of personalty owned by tenants of Mortgagor, if any)

TOGETHER with all easements, rights of way, strips and gores of land, streets, ways, alleys, passages, sewer rights, water, water courses, water rights and powers, and all estates, rights,

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