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STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF GREENVILLE AND ) MORTGAGE OF REAL ESTATE  
COUNTY OF ANDERSON )

GREENVILLE CO. S.C.

THIS MORTGAGE is made this 26th day of August, 1977, by and between the Mortgagors, INDUSTRIAL MAINTENANCE & MECHANICAL SERVICE, INC., P. O. Box 61, Greenville, South Carolina 29602; JOHN E. MICKLER; WILLIAM H. BALLENGER, JR.; and CHOICE K. BALLENGER (herein "Borrower", the term "Borrower" when used hereinafter shall include all of the aforesaid Mortgagors), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION, 201 Trade Street, Fountain Inn, South Carolina 29644 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of THREE HUNDRED THOUSAND & 00/100 (\$300,000.00) DOLLARS, which indebtedness is evidenced by Borrower's note, the terms of which are incorporated herein by reference, of even date herewith (herein "Note"), and providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on the 1st day of August, 1987.

To secure to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to Paragraph 21 hereof (herein "Future Advances"), and also in consideration of the further sum of Three Dollars (\$3.00) to the Borrower in hand well and truly paid by the Lender at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property:

SEE ATTACHED EXHIBITS

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, the hereinabove described property, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil, gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached thereon, shall be deemed to be and remain a part of the property covered by this Mortgage and all of the foregoing, together with said property are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any easement and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property, or any title certificate from the closing attorneys.

COVENANTS: Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.

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