

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE COUNTY

NOV 11 1977

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

1006-2

WHEREAS, MINER SAW WORKS, INC.

hereinafter referred to as Mortgagor) is well and truly indebted unto FIRST-CITIZENS BANK & TRUST CO.

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 or before 90 days from date,

with interest thereon from date at the rate of 8-1/2% per centum per annum, to be paid at maturity

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or 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, 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 Mortgagor, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagee 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, Austin Township, and located on the western side of Parkins Mill Road and having the following metes and bounds, according to a plat of property of Miner Saw Works, Inc., prepared by T. H. Walker, Jr., Registered Land Surveyor, dated April 16, 1977.

BEGINNING at an iron pin on the western side of Parkins Mill Road and running thence along the line of the property of Otis C. Raines Jr. N. 88-00 W. 236.2 feet to an iron pin; thence S. 73-32 W., 330.9 feet to an iron pin on the line of the property of Crane 25.1 feet from a R.R. Spike in the center of Nursery Road; thence N. 69-42 E., 193 feet to an iron pin; thence N. 2-14 E., 231.6 feet to an iron pin; thence N. 78-51 W., 109.4 feet to an iron pin on the line of the Property of Martin; thence along the south side of Dirt Road S. 81-19 E., 118 feet to an old iron pin on the line of said Dirt Road; running thence down the center of said Dirt Road N. 83-10 E., 374.6 feet to an old iron pin on the western side of Parkins Mill Road; thence along said Parkins Mill Road S. 5-12 W., 152.4 feet to an iron pin; thence continuing along said Parkins Mill Road S. 1-58 W., 108.9 feet to an iron pin at the beginning corner.

Also, all that certain piece, parcel or lot of land situate, lying and being in Austin Township, Greenville County, South Carolina, on the western side of Mauldin Road and having the following metes and bounds, according to a plat of property of William L. Ward and Kathleen G. Ward dated March 9, 1968 and recorded in the Office of the Clerk of Court for Greenville County in Plat Book XXX at Page 123.

Beginning at an iron pin 25 feet from an iron pin in center of County Road, joint corner with Martin, Crane and Raines property and running thence along a line of Martin Property N. 15-30 E. 329.2 feet to an iron pin 15 feet from center of Dirt Road; thence along said Dirt Road S. 77-52 E., 109.4 feet to an iron pin 15 feet from center of said Dirt Road; thence along a line of Ward Property S. 3-10 W. 230.9 feet to an iron pin 25 feet from center of County Road; thence along said County Road S. 70-41 W., 193.0 feet to an iron pin, the beginning corner.

These are the same properties conveyed to the mortgagor by deeds of William L. Ward, et al. and Sam B. Gaines dated July 20, 1977 and recorded in the R.M.C. Office for Greenville County in Deed Book 1060 at Page 880 and Deed Book 1060 at Page 886 respectively.

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.

NOV 11 1977

4328 RV-2