

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, HANNON ROOFING COMPANY, INC., a corporation organized and existing under the laws of the State of South Carolina, (hereinafter referred to as Mortgagor) is well and truly indebted unto

GARRETT & GARRETT, a General Partnership

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, in the sum of

THIRTY THOUSAND AND NO/100 ----- Dollars
(\$30,000.00) due and payable as provided for under the terms and conditions of said note, which are incorporated herein by reference and made a part hereof as though they set forth herein, with interest thereon from date at the rate of nine per centum per annum, to be paid as provided for in said note; and,

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:

together with all buildings and improvements,
ALL that piece, parcel or lot of land, situate, lying and being in Greenville County, South Carolina, being shown on a plat prepared by R. B. Bruce, R.L.S. No. 1952, dated March 25, 1975, and being more fully described as follows:

BEGINNING at an iron pin on the southern side of Transit Drive, said iron pin lying S. 63-15 W., 500 feet, more or less, from the intersection of Transit Drive and Harbin Drive, and running thence with other property of William R. Timmons, Jr. and Walter W. Goldsmith, S. 26-45 E., 200 feet to an iron pin; thence S. 63-15 W., 250 feet to an iron pin; thence N. 26-45 W., 200 feet to an iron pin on the southern side of Transit Drive; thence with the southern side of Transit Drive, N. 63-15 E., 250 feet to the BEGINNING point.

The above described property is the same conveyed to the mortgagor by deed of William R. Timmons, Jr. and Walter W. Goldsmith recorded on March 5, 1976, in Deed Book 1032 at page 592.

The within mortgage is junior-in-lien to a first mortgage covering subject property owned by United Federal Savings and Loan Association.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.