

MORTGAGE OF REAL ESTATE BY A CORPORATION—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law,

FILED

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S.C. } MORTGAGE OF REAL ESTATE BY A CORPORATION
MAY 16 10 45 AM '78 } TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY

BOOK 1432 PAGE 54

WHEREAS, Greenville Scale & Fixture Co., Inc.

a corporation chartered under the laws of the State of South Carolina
(hereinafter referred to as Mortgagor) is well and truly indebted unto Leroy Langston, 34 Charlbury Street
Greenville, S. C. 29607

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are in-
corporated herein by reference, in the sum of Twenty-Five Thousand and No/100ths

Dollars (\$ 25,000.00) due and payable

in sixty (60) equal monthly installments until paid in full, with the first such payment
to be due one (1) month from the date of execution hereof and the remaining fifty-nine (59)
payments to be made on the same day of each month for the next succeeding fifty-nine (59)
months,
with interest thereon from this date at the rate of six (6) per centum per annum, to be paid: as specified
above.

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:

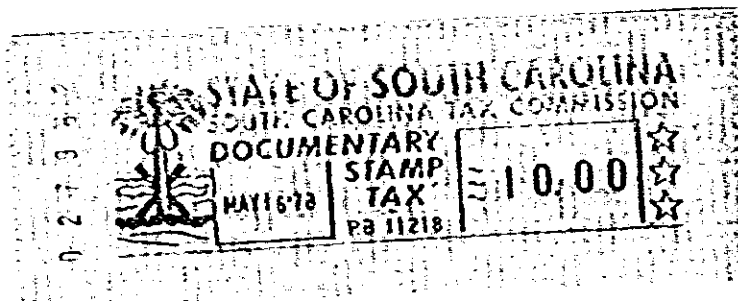
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and
of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account
by the Mortgagee, and also in consideration 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, the Mortgagee's heirs, 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, on the South side of Landmark Drive, and known and
designated as Lot No. 3 on Plat entitled EDWARDS ROAD INDUSTRIAL CENTER, prepared by Alex
A. Moss, Surveyor, Dated October 1, 1973, and having according to said Plat the following
metes and bounds:

BEGINNING at an iron pin on the Southern side of Landmark Drive at the joint front corner
of Lot No. 3 and property of Mauney and running thence with the common line S. 20-9 E.
168 feet to an iron pin in the line of Lot No. 4; thence running with the common line of
Lots 3 and 4, S. 81-13 W. 222.8 feet to an iron pin on an unnamed court; thence with the
unnamed court, N. 8-47 W. 151.6 feet to an iron pin at the intersection of the unnamed
court and Landmark Drive; thence with the said intersection N. 39-31 E. 46.6 feet to an
iron pin on Landmark Drive; thence with Landmark Drive, N. 87-48 E. 156.0 feet to the
beginning corner.

This is the same property conveyed to the mortgagor by deed of Dennon O. Jones dated
July 30, 1974 and recorded on July 31, 1974 in the Greenville County RMC Office in
Deed Book 1004, Page 53.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-
taining, 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 is 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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