

State of South Carolina

County of GREENVILLE

FILED
GREENVILLE CO. S.C.
SEP 13 2 40 PM '78
SOUTH CAROLINA

P.O. Box 608
Greenville, S. C. 29602

Mortgage of Real Estate

BOOK 1144 PAGE 94

THIS MORTGAGE made this 13th day of September, 19 78

by INDUSTRIAL BURNERS, INC.

(hereinafter referred to as "Mortgagor") and given to BANKERS TRUST OF SOUTH CAROLINA,

Greenville, South Carolina,

(hereinafter referred to as "Mortgagee"), whose address is _____

P. O. Box 608, Greenville, South Carolina 29602

WITNESSETH:

THAT WHEREAS, Industrial Burners, Inc.

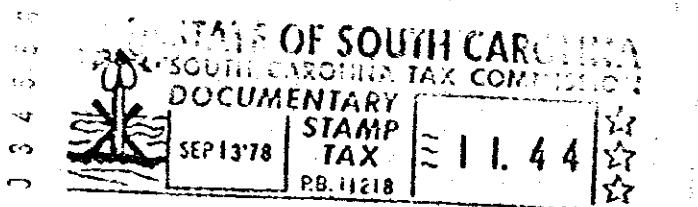
is indebted to Mortgagee in the maximum principal sum of Twenty Eight Thousand Six Hundred
and No/100 ----- Dollars (\$ 28,600.00), which indebtedness is
evidenced by the Note of Industrial Burners, Inc. of even
date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of
which is September 13, 1983 after the date hereof, the terms of said Note and any agreement modifying it
are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the
aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications
thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with
Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may
subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all
renewals and extensions thereof; and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether
direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed
\$ 28,600.00, plus interest thereon, all charges and expenses of collection incurred by Mortgagee
including court costs and reasonable attorneys fees, has granted, bargained, sold, released and by these presents does grant,
bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

Parcel No. 1: All that certain piece, parcel or tract of land, with the buildings and
improvements thereon, lying and being on the westerly side of Laurens Road, in the City
of Greenville, S. C., and being shown on a plat made by Dalton & Neves, dated May, 1964,
entitled "Property of H. Ansley Bruce, Trustee," and recorded in the RMC Office for
Greenville County, S. C., in Plat Book FFF, page 125, reference to which plat is hereby
craved for a metes and bounds description thereof, and being the same property conveyed
to the mortgagor herein by H. Ansley Bruce, Trustee, recorded deed of July 8, 1971, in
Deed Book 919, page 622.

Parcel No. 2: All that certain piece, parcel or lot of land, with the buildings and
improvements thereon, lying and being on the westerly side of Laurens Road, in the City
of Greenville, S. C., and being shown on the plat prepared by R. K. Campbell, dated
April 30, 1965, entitled "Property of H. Ansley Bruce, Trustee", and recorded in the
RMC Office for Greenville County, S. C., in Plat Book III, page 109, reference to said
plat being hereby craved for a metes and bounds description thereof, and being the same
property conveyed to mortgagor herein by deed of H. Ansley Bruce, Trustee, recorded
July 8, 1971, in Deed Book 919, page 622.

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TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident
or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto
(all of the same being deemed part of the Property and included in any reference thereto);

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