

MORTGAGE OF REAL ESTATE -
GREENVILLE CO. S. C.

VOL 1459 PAGE 619

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MAR 13 10 54 AM MORTGAGE OF REAL ESTATE

DONNIE S. TAYLOR FROM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, ABLE MACHINE COMPANY, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE BANK OF GREER

(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

Eighty-five Thousand and no/100----- Dollars (\$ 85,000.00) due and payable in 120 consecutive monthly installments of \$1,076.75 dollars each for principal and interest beginning on the 30th day after construction is completed and monthly thereafter until paid in full, except that if not paid sooner, the final installment of principal and interest shall be due and payable

with interest thereon from date at the rate of 9.0 per centum per annum, to be paid: as stated 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, its successors and assigns:

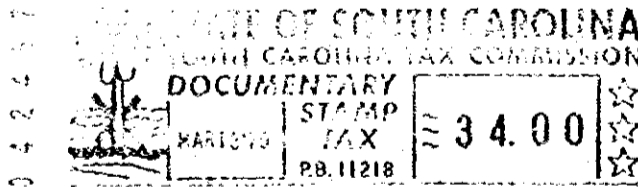
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, located on the Westerly side of Rifle Range Road, and being more fully described in a plat of the property of Margie Hayes made by W. R. Williams, Jr., Surveyor, dated August 29, 1975, and being recorded in the R. M. C. Office for Greenville County, in Plat Book 5N at page 26. Reference is hereby made to said plat for a more complete description.

DERIVATION: See deed from Edgar Jack Lail to Able Machine Company, Inc. filed in the R. M. C. Office for Greenville County October 11, 1978 in vol. 1089 at page 702.

This conveyance is subject to all restrictions, zoning ordinances, set back lines, roadways, easements and rights-of-ways, of record, if any, affecting the above described property.

EASEMENT: This lot subject to an easement for water pipe from County water main to Margie Hayes property. Said water pipe has already been laid and connected.

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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 such 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.

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