

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED MORTGAGE OF REAL ESTATE
GREENVILLE S.C. 29609
WHOM THESE PRESENTS MAY CONCERN:

JUL 11 3 50 PM '79

WHEREAS, Dye Control Systems, INC. OGONNIE S. TANKERSLEY
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Robert D. Garrett

(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

Dollars (\$ 50,000.00) due and payable

with interest thereon from date at the rate of 10% per centum per annum, to be paid: monthly installments of \$660.76 beginning August 5 and each month thereafter for a period of ten (10) years.

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 on Mountain Ridge Drive, near Rutherford Road, being a part of Lot 4 on a plat of Property of Mountain Ridge Industrial Park dated June 17, 1975, as prepared by Freeland & Associates and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 5D, Page 73, and having the following metes and bounds:

BEGINNING at a point on the eastern side of Mountain Ridge Drive approximately 1251.25 feet from the intersection of Mountain Ridge Drive N 17-35 E 138.80 feet to an iron pin; thence S 72-25 E 254 feet to an iron pin along the common line of property now or formerly owned by Brent Corporation; thence S 17-35 W 146.74 feet to an iron pin; thence N 70-37 W 254.12 feet to the point of beginning. For plat of property described above see Plat Book 7B, Page 90.

DERIVATION: This being same property conveyed to mortgagor by deed of Robert D. Garrett as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1166, Page 519, on July 11, 1979.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
\$ 20.00

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.

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