

GREENVILLE CO. S. C.
APR 13 2 29 PM '79
JOHNIE S. WANKERSLEY
R.M.C.

1448-602

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) MORTGAGE OF REAL ESTATE BY A CORPORATION
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, INSTALL, INC. (formerly known as A. M. Contractors, Inc.), a corporation chartered under the laws of the State of Ohio, (hereinafter referred to as Mortgagor) is the owner of the real property hereinafter described; and

WHEREAS, COMMUNITY BANK, whose address is 416 East North Street, Greenville, S. C. 29606 (hereinafter referred to as Mortgagee) is the owner and holder of the promissory note of American Monorail, Inc. of even date herewith in the principal sum of \$400,000.00 payable on demand with interest at the rate and payable in accordance with the terms of said note all of which are incorporated herein by reference; and

WHEREAS, pursuant to the terms and provisions of a Commitment and Agreement between Mortgagee and American Monorail, Inc., also of even date and also incorporated herein by reference, Mortgagee has required that Mortgagor guarantee the payment of the above described promissory note and to secure the payment and guaranty thereof by a mortgage of real estate on the property hereinafter described and Mortgagor has this date executed and delivered to Mortgagee such Guaranty of Payment; 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, 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 being a part of Parcel No. 1 and Parcel No. 2, as described in mortgage filed in RMC Office for Greenville County, South Carolina in Mortgage Book 1260, Page 157, and having, according to plat of E. L. Jones & Sons, Inc., Surveyors, dated 4/15/77, the following metes and bounds, to-wit:

BEGINNING at a point on Frontage Road 1447.8 feet from intersection of Frontage Road with Standing Springs Road, and running thence with Frontage Road, S. 35-41 E. 422 feet to a point; thence turning and running with common line of property of American Monorail, Inc. and Union Carbide, N. 26-90 E. 889.7 feet to a point; thence turning and running with a line through property of American Monorail, Inc. S. 54-19 W. 783.2 feet to a point on Frontage Road, the point of beginning; LESS, HOWEVER, approximately .75 acres of said property acquired by the South Carolina Department of Highways and Transportation acquired July 8, 1978. This is the property conveyed by deed of American Monorail, Inc. to A. M. Contractors, Inc. recorded November 7, 1977 in Deed Book 1068, Page 74 of the Greenville County RMC Office. A. M. Contractors, Inc. is the former name of the mortgagor herein, such change of name to Install, Inc. having been made on or about January 1, 1978.

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GREENVILLE SOUTH CAROLINA
APR 13 1979