

Mortgagee's address: The Palmetto Bank, P. O. Box 728, Simpsonville, S.C., 29681
MORTGAGE OF REAL ESTATE—Office of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
APR 11 1980

BOOK 1498 PAGE 100
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, William J. Alexander, III and Claudine M. Alexander

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Palmetto Bank, Laurens, S. C.

guaranteeing Note of Alexander Machinery, Inc.
(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 Two Hundred Fifty Thousand and no/100

Dollars (\$250,000.00) due and payable
in 60 equal successive monthly principal installments in the amount of \$4,166.67 each,
the first installment to be due and payable May 1, 1980 and subsequent installments
on the same day of each month thereafter until paid in full, the final installment being
due and payable April 1, 1985, with interest on the unpaid principal balance, computed and
paid monthly, at a rate equal to the prime rate charged by Mortgagee to its regular
commercial customers, plus 1-1/4%, but not to exceed 15.5% per annum, nor less than 12% per
annum.

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, in Austin Township, near Simpsonville, at the intersection of Neely Ferry Road and Frontage Road No. 2, containing 3.55 acres, more or less, according to plat of property of Max M. Heller, prepared by W. R. Williams, Jr., R.L.S., dated June 22, 1977, and recorded in the Office of the R.M.C. for Greenville County in Plat Book 6-E, Page 27, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint corner of Neely Ferry Road and Frontage Road No. 2, and running thence along said Frontage Road the following courses and distances: N. 60-56 E. 181.5 feet to an iron pin; N. 66-13 E. 55.3 feet to an iron pin; N. 75-52 E. 44.7 feet to an iron pin; N. 84-35 E. 45.1 feet to an iron pin; S. 87-03 E. 45.1 feet to an iron pin; S. 78-16 E. 45 feet to an iron pin; S. 69-39 E. 45 feet to an iron pin; S. 61-02 E. 45 feet to an iron pin; S. 50-24 E. 65.9 feet to an iron pin; S. 43-52 E. 102.4 feet to an iron pin at the joint corner of property herein conveyed and property now or formerly of Barbecue King, Inc.; thence turning and running along the line of Barbecue King, Inc., S. 59-17 W. 591.4 feet to an iron pin on the northeastern edge of the right-of-way of Neely Ferry Road; thence turning and running along Neely Ferry Road, N. 13-24 W. 350.5 feet to the point of beginning.

This property is subject to all restrictions, easements and rights-of-way, if any, affecting the above-described property.

This is the same property conveyed to Mortgagor herein by deed of Max M. Heller, dated July 5, 1977, and recorded on July 5, 1977 in the Office of the R.M.C. for Greenville County, S. C. in Book 1059, at Page 870.

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RECORDED
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GREENVILLE COUNTY, S.C.

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 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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