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MORTGAGE

BOOK 1499 PAGE 504

REC. S. C.

THIS MORTGAGE is made this first day of April 1980, between the Mortgagor, B & W Aerials, Inc. (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Nine Thousand One Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 1, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2010

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

All that piece, parcel or lot of land situate, lying and being in the Town of Mauldin, County of Greenville, State of South Carolina, on the northern side of Gail Drive and being known and designated as Lot 52, on plat of MAP NO. 1 SECTION 5 of KNOLLWOOD HEIGHTS, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4R at Page 91 and being more fully described according to a plat of "Property of B & W Aerials, Inc.", dated March 26, 1980, prepared by Carolina Surveying Co., as follows:

Beginning at a point on the northern side of Gail Drive at the joint front corner of Lots 52 and 53 and running thence along a line of Lot 53, N. 02-10-28 W., 165 feet to a point; thence along lines of Lots 69 and 70 N. 87-49-32 E., 135 feet to a point; thence along a line of Lot 51, S. 02-10-28 E., 165 feet to a point on the northern edge of Gail Drive; thence along the northern edge of Gail Drive S. 87-49-32 W., 135 feet to the beginning corner, and being the same property conveyed to B & W Aerials, Inc. by a deed from Frank P. McGowan, Jr., Master for Greenville County, dated this date and recorded herewith.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF SOUTH CAROLINA DOCUMENTARY

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which has the address of Lot 52, Gail Drive, Knollwood Heights, Section Five, Mauldin South Carolina, 29662 (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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