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MORTGAGE OF REAL ESTATE—Office of Wyche, Burgess, Freeman & Parham, P.A. Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
20 PM '80
R.M.C. OFFICE
GREENVILLE, S.C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Thermo-Kinetics Industries, Inc.

a South Carolina Corporation (hereinafter referred to as Mortgagor) SEND (S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto the Mortgagees named below (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 **Sixty Thousand, Six Hundred and Forty DOLLARS (\$ 60 ,640**

with interest thereon from date at the rate of ~~one~~ **one** per centum per annum, ~~said principal and interest to be repaid as follows~~ over the prime rate of Bankers Trust, Greenville, S.C. calculated on a daily basis, payable as follows:

Interest only on March 31, June 30, September 30 and December 31, 1980,
Forty equal quarterly installments of principal of \$1516.00 each, beginning March 31, 1981, with interest payable quarterly, on March 31, June 30, September 30 and December 31 of each year.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

All that certain piece, parcel or lot situate in Greenville County on the northern side of Fairfield Road, containing 4.26 acres, more or less, as shown on plat dated August 18, 1978, recorded in the R.M.C. Office for Greenville County in Plat Book 6-S, Page 73, recorded on August 21, 1978, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Fairfield Road, at a point 718 feet, more or less, from the intersection of Fairfield Road with Whitehorse Road, and running thence N.0-51 E. 625.8 feet to an iron pin; thence S.89-02 E. 319 feet to an iron pin; thence S. 0-28 W. 532.2 feet to an iron pin on the northern side of Fairfield Road; thence running along the northern side of Fairfield Road, S. 74-41 W. 335.8 feet to an iron pin, at the point of beginning.

This property was conveyed to Mortgagor by deed of Mortgagees dated April 2 dated in Book 123 Volume 277 on April 2, 1980.

The Mortgagees are:
John Knox Wherry, Jr., as Trustee under Trust Agreement dated May 2, 1977, recorded in Volume 1056, Page 35 on May 5, 1977, - undivided 3/4 interest
Clyde L. Miller, Jr. - undivided 1/8 interest
John W. Miller - undivided 1/8 interest

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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