

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

OF THE STATE OF SOUTH CAROLINA }  
MORTGAGE OF REAL ESTATE }  
TO ALL WHOM THESE PRESENTS MAY CONCERN: }  
SLEY

WHEREAS, Ernest S. Rosenberg

(hereinafter referred to as Mortgagor) is well and truly indebted unto Industrial Scrap, Inc.,  
Post Office Box 1861, Greenville, South Carolina, 29602.

(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

Thirty Thousand and no/100 -----Dollars (\$ 30,000.00 ) due and payable

As shown in said promissory note

with interest thereon from ----- at the rate of ----- per centum per annum, to be paid:

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 and being in Chick Springs Township, on the eastern side of Bridgewater Drive and being known and designated as Lot 200 of Botany Woods, Sector IV as shown on plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book YY, Page 23 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Bridgewater Drive at the joint front corner of Lots 199 and 200 and running thence along said Drive, N 6-04 E 130 feet to an iron pin; thence along the joint line of Lots 200 and 201, S 87-04 E 168 feet to an iron pin; thence S 2-09 W 143.8 feet to an iron pin; thence along the joint line of Lots 199 and 200, N 82-30 W 177.5 feet to an iron pin, the point of beginning.

Being the same conveyed to the Mortgagor by deed of Wilson C. Wearn and Mildred C. Wearn, dated June 13, 1967, recorded June 14, 1967 in said R.M.C. Office in Deeds Book 821, Page 559.

This Mortgage is junior in rank to the mortgage executed to C. Douglas Wilson & Company, recorded in said R.M.C. Office in Mortgage Book 895, Page 411.

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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