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DORRANCE WALKERSLEY
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BOOK 1502 PAGE 472

MORTGAGE

THIS MORTGAGE is made this 6th day of May, 1980, between the Mortgagor, Butler Road Machine & Tool, Inc., (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Ninety-one Thousand Nine Hundred Forty-three & 45/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 6, 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 June 1, 1990.....;

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 State of South Carolina, County of Greenville, being the rear portion of Tract No. 3 on a plat of the PROPERTY OF CLARK JOHNSON made by W. J. Riddle, Surveyor, dated February, 1946, being shown on a more recent survey thereof made by Jones Engineering Service dated January 29, 1974, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a spike in or near the center of the Garlington Road, said spike being located 685 feet northeast of the intersection of the Garlington Road with Dublin Road, and running thence a new line through Tract No. 3, S. 39-38 E. 376.4 feet to an iron pin in or near a branch; thence with a branch as the line, the following traverse courses and distances, to-wit: N. 32-08 E. 267 feet to an iron pin, N. 55-04 E. 122 feet to an iron pin, N. 20-12 E. 99 feet to an iron pin, N. 34-15 E. 52 feet to an iron pin, N. 29-53 W. 35 feet to an iron pin, N. 9-53 E. 89 feet to an iron pin, N. 16-21 E. 69 feet to an iron pin, N. 12-48 E. 106 feet to a point in the center of said branch (black gum being located N. 56-00 W. 15 feet, more or less, back from branch), and N. 24-22 W. 52.8 feet to a point in or near the center of Garlington Road (said point being located 24.5 feet southwest from a spike in the center of said road where the above mentioned branch intersects the same); thence from said iron pin and through the center of the Garlington Road, S. 50-40 W. 165 feet to a spike; thence continuing with the center line of said Road, S. 48-40 W. 300 feet to a spike; thence continuing with the center line of said Road, S. 50-22 W. 300 feet to a spike, the point of beginning.

The above property is the same property conveyed to Butler Road Machine & Tool, Inc. by deed of Kenneth R. Summers and J. W. Sells of even date to be recorded herewith.

which has the address of 180 Garlington Road Greenville,
(Street) (City)
South Carolina (herein "Property Address");
(State and Zip Code)

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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