

MORTGAGE OF REAL ESTATE

S. C.

AM '81

BOOK 1539 PAGE 138

The State of South Carolina,
COUNTY OF GREENVILLE

WESLEY

To All Whom These Presents May Concern:

SEND GREETING:

Whereas, We , the said Weber Company, Inc.
hereinafter called the mortgagor(s)

in and by OUR certain promissory note in writing, of even date with these presents,

well and truly indebted to Energy Savers, Inc.

hereinafter called the mortgagee(s), in the full and just sum of Two Thousand Eight Hundred

Eighty-Four and 67/100-----DOLLARS (\$2,884.67), to be paid

PAYABLE ON DEMAND

with interest thereon from date

at the rate of 12%

percentum per annum, to be computed and paid

annually

until paid in full, all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by the said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note after its maturity, should be placed in the hands of an attorney for suit or collection, or if, before its maturity it should be deemed by the holder thereof necessary for the protection of his interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor(s) promise to pay all costs and expenses including 10 per cent of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That WE , the said mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the term of the said note, and also in consideration of the further sum of Three Dollars, to , the said mortgagor(s), in hand well and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the said ENERGY SAVERS, INC., its successors and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the eastern edge of Tollgate Road and being known as Lot No. 7 of a subdivision known as The Cedars, as shown by plat of Werber Co., Inc., by R. R. Bruce, Carolina Surveying Company dated June 18, 1980, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the eastern edge of Tollgate Road at the joint front corner of Lots Nos. 6 and 7 and running thence N 74-51 E 155 feet to a point; thence S 15-09 E 85 feet to a point; thence S 74-51 W 155 feet to a point; thence N 15-09 W 85 feet to the point of BEGINNING.

This is the identical property conveyed to the mortgagors by deed of South Carolina National Bank as recorded in the R.M.C. office for Greenville County, in Deed Book 1-66, at Page 335 recorded on October 6, 1977.

This mortgage is second and junior in lien to mortgage given by Werber Company, Inc. to South Carolina National Bank in the principal amount of \$36,750.00 dated June 25, 1980 and recorded June 25, 1980, in Mortgage Book 1506, at page 102, in the R.M.C. office for Greenville County, South Carolina.

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