MORTGAGE OF REAL ESTATE-Offices of Leatherwood, Water Toold & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

ONNO 1547

ONNO 1547

ONNO 1547

ONNO 1543 PH 9 MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, William J. Alexander, III and Claudine M. Alexander

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Palmetto Bank, Laurens, S. C.

securing Note of Alexander Machinery, Inc. (hereinafter referred to as Mortgagee) as grown with the Mortgager's primitive of even date herewith, the terms of which are incorporated herein by reference, in the sum of One Hundred Fifty Thousand and No/100ths-------

in accordance with the terms and conditions of that certain note of even date given by Alexander Machinery, Inc. to mortgagee herein, the terms of said note being incorporated herein by reference.

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, the Mortgagee's heirs, 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, in Austin Township, near Simpsonville, at the intersection of Neely Ferry Road and Frontage Road No. 2, containing 3.55 acres, more or less, according to plat of property of Max M. Heller, prepared by W. R. Williams, Jr., P.L.S., dated June 22, 1977, and recorded in the Office of the R.M.C. Office for Greenville County in Plat Book 6-E, at Page 27, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint corner of Neely Ferry Road and Frontage Road No. 2, and running thence along said Frontage Road the following courses and distances: N. 60-56 E. 181.5 feet to an iron pin; N. 66-13 E. 55.3 feet to an iron pin; N. 75-52 E. 44.7 feet to an iron pin; N. 84-35 E. 45.1 feet to an iron pin; S. 87-03 E. 45.1 feet to an iron pin; S. 78-16 E. 45 feet to an iron pin; S. 69-39 E. 45 feet to an iron pin; S. 61-02 E. 45 feet to an iron pin; S. 50-24 E. 65.9 feet to an iron pin; S. 43-52 E. 102.4 feet to an iron pin at the joint corner of property herein conveyed and property now or formerly of Barbecue King, Inc.; thence turning and running along the line of Barbecue King, Inc. S. 59-17 W. 591.4 feet to an iron pin on the northeastern edge of the right-of-way of Neely Ferry Road; thence turning and running along Neely Ferry Road, N. 13-24 W. 350.5 feet to the point of beginning.

This property is subject to all restrictions, easements and rights-of-way, if any, affecting the above described property.

This is the same property conveyed to Mortgagors herein by deed of Max M. Heller, dated July 5, 1977, and recorded on July 5, 1977 in the Office of the R.M.C. for Greenville County, S. C. in Book 1059 at Page 870.

വ

007

It is understood and agreed that this mortgage is given by mortgagors to secure that certain note of even date of Alexander Machinery, Inc. to the mortgagee.

DOCUMENTARY STAMP = 60.00 TO

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 is 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.

4328 RV-2