

Corporate Mortgage Of Real Estate

State of South Carolina
County of GREENVILLE

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CO. S. C.
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R.M.C.
MAYERSLEY

This Mortgage is made this 29th day of December, 1981 between Mortgagor Booth Electosystems, Inc. a corporation organized and existing under and by virtue of the laws of the State of South Carolina (herein "Borrower"), and the Mortgagee, The South Carolina National Bank, a corporation organized and existing under the laws of the United States of America whose address is P. O. Box 969, Greenville, S. C. 29602 (herein "Lender").

Whereas, Borrower is indebted to Lender in the principal sum of Two Hundred Thousand and No/100 (\$200,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 29, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 1992

To secure to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, together with all extensions, renewals or modifications thereof, 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 17 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 certain piece, parcel or tract of land, with all buildings and improvements thereon, situate, lying and being on the easterly side of U.S. Highway No. 25 Bypass, as shown on survey for Benjamin Booth Company by Carolina Engineering & Surveying Company, dated September 23, 1969, and revised September 30, 1969, and January 29, 1970, and having, according to said plat, the following metes and bounds:

BEGINNING at a point along the easterly edge of the right-of-way of U.S. Highway No. 25 Bypass, joint front corner of the property described herein and other property of Grantor (being shown on said plat as an 8.30 acre tract) and running thence S. 60-04 E. 548.0 feet to a point; thence S. 71-24 W. 350.0 feet to a point; thence S. 18-36 E. 179.5 feet to a point; thence S. 55-50 W. 293.9 feet to an old iron pin; thence N. 52-15 W. 250 feet to an old iron pin; thence S. 55-0 W. 167.5 feet to a point; thence N. 05-36 W. 17.1 feet to the easterly edge of the U.S. Highway No. 25 Bypass right-of-way; thence running along the easterly edge of the right-of-way of said Bypass highway N. 29-56 E. 747.3 feet to the point of beginning.

TOGETHER with an easement and right-of-way to use for purposes of ingress and egress a certain unnamed 20-foot wide drive, shown on said plat, which runs along the northern boundary of the property described herein and the southern boundary of that certain 8.30 acre tract retained by Grantor.

TOGETHER with an easement and right-of-way to use, operate and maintain a sanitary sewer crossing the property reserved by Grantor as shown on the aforesaid plat.

TOGETHER with Grantor's rights to an easement and right-of-way to use the foregoing 20-foot drive and the further right to construct, maintain and operate a 20-foot drive from the property shown on the aforesaid plat as a 1.11 acre tract to the existing 20 foot drive shown on said plat.

This is the same property conveyed to the Mortgagor herein by deed from Edwin Allen Snape, III, dated February 20, 1970 and recorded in the R.M.C. Office for Greenville County, S.C. on February 23, 1970 in Deed Book 884 at Page 611.

which has the address of Bypass 25 North, P.O. Box 3765, Greenville,
(Street) (City)
South Carolina 29608 (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 in 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 seized 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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