

State of South Carolina )

BOOK 1583 PAGE 741

Mortgage of Real Estate

County of GREENVILLE

GP: FILED  
FEB 11 11 12 AM '82  
S.C.  
R.M.C. WERSLEY

THIS MORTGAGE made this 12th day of February, 19 82

by Southern Industrial Mechanical, Inc.

(hereinafter referred to as "Mortgagor") and given to Bankers Trust of South Carolina

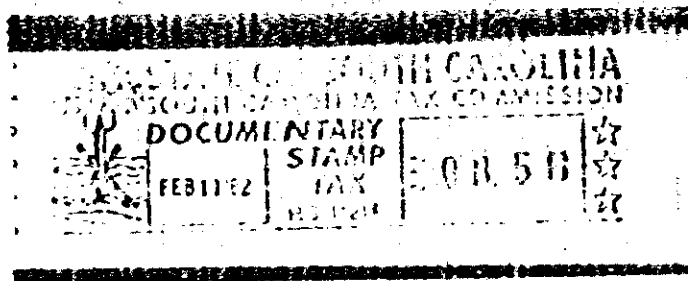
(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 608, Greenville, South Carolina, 29602

WITNESSETH:

THAT WHEREAS, Southern Industrial Mechanical, Inc. is indebted to Mortgagee in the maximum principal sum of Twenty-One Thousand Three Hundred Seventy-Six and 52/100----- Dollars (\$ 21,376.52 ), which indebtedness is evidenced by the Note of Southern Industrial Mechanical, Inc. of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is Ninety (90) days after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$ 21,376.52 plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorneys fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

SEE ATTACHED DESCRIPTION



SC 10 7 FEB 17 82 017

This is a second mortgage junior to and inferior to the lien of that certain mortgage given by the Mortgagor herein to the Mortgagee herein recorded April 19, 1978, in the RMC Office for Greenville County, S.C. in Mortgage Book 1429, at Page 321, in the amount of \$125,000.00.

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto);

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