

FILED
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
JUL 15 4 10 PM '83

Mortgagees Address: MORTGAGE OF REAL ESTATE
Freeman Mechanical, Inc. TO ALL WHOM THESE PRESENTS MAY CONCERN:
Woodruff Road
Greenville, S.C.

DONNIE S. TANKERSLEY
WHEREAS, JOHN D. Hollingsworth

(hereinafter referred to as Mortgagor) is well and truly indebted unto Elizabeth I. Freeman, Individually, and Freeman Mechanical, Inc.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Four hundred eighty-five thousand and 00/100-----

----- Dollars (\$ 485,000.00) due and payable
in accordance with the terms of note dated of even date, with the final payment to be made on January 15, 1989.

~~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:~~

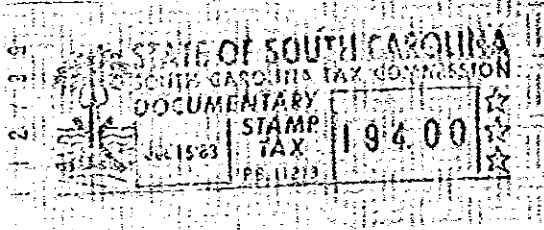
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, and being shown as a 29.84 acre tract of land located on the northern side of Woodruff Road and having, according to a plat entitled property of Freeman Mechanical, Inc. by Freeland Associates dated June 24, 1983, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northern edge of Woodruff Road at the joint front corner of property described herein and property now or formerly of Greenville County and running thence with the line of property now or formerly of Greenville County N5-01E 786.3 feet to an iron pin in the line of property now or formerly of Odell Butler; thence N61-24E 1201.84 feet to an iron pin in the line of property now or formerly of Plaines, Inc.; thence with the line of property now or formerly of Plaines, Inc. S16-58E 668.15 feet to an iron pin in the line of property now or formerly of J. D. Green, Jr.; thence with the line of Green S57-44W 220.91 feet to an iron pin; thence still with the line of Green S18-03E 716.03 feet to an iron pin the northern side of Woodruff Road; thence with the northern side of Woodruff Road the following courses and distances N82-05W 165.74 feet; N82-01W 486.27 feet; N84-07W 190.10 feet; N88-06W 119.52 feet; S87-32W 180.94 feet; S83-00W 220.73 feet to an iron pin, the point of BEGINNING.

Being the same property conveyed to Mortgagor herein by Deed of Elizabeth I. Freeman Individually, and Freeman Mechanical, Inc. said Deed being dated July 15, 1983, and recorded in the RMC office of Greenville County in Deed Book 1192 at Page 451.



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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.