

416 E. North Street
Greenville, S.C. 29601

FILED
GRENVILLE, S.C.

AUG 31 3 25 PM '83 **MORTGAGE**

DONNIE J. WATSON, R.M.C. (Participation)

This mortgage made and entered into this 11th day of August 1983, by and between STEEL FABRICATORS, INC.

(hereinafter referred to as mortgagor) and COMMUNITY BANK

(hereinafter referred to as mortgagee), who maintains an office and place of business at 416 E. North Street, Greenville, S.C.

WITNESSETH, that for the consideration hereinafter stated, receipt of which is hereby acknowledged, the mortgagor does hereby mortgage, sell, grant, assign, and convey unto the mortgagee, his successors and assigns, all of the following described property situated and being in the County of Greenville State of South Carolina

ALL that certain piece, parcel or tract of land, together with all improvements thereon, located, lying and being in the County of Greenville, State of South Carolina, containing approximately 4.44 acres, more or less as shown on plat entitled, "Survey For Steel Fabricators, Inc.", dated April 9, 1982, prepared by C.O. Riddle, RLS, and having, according to said survey, the following metes and bounds, to-wit:

BEGINNING at an old iron pin in the center of the right-of-way of the Greenville and Northern Railway, at the joint corner of the within tract and property belonging now or formerly to G. & G. Enterprises, and running thence, with the joint line of said tracts N. 47-57 W. 930.9-feet to an old iron pin, being also in the line of property now or formerly of G. & G. Enterprises; thence S. 73-51 E. 933.3-feet to an old iron pin in the center of the right-of-way of the Greenville and Northern Railway; thence, with the center of said Railway, S. 26-53 W. 422.1-feet to an old iron pin in the center of said right-of-way, the point and place of beginning.

This is the same property conveyed to the mortgagor by deed of Ralph M. Horne, et al, recorded June 24, 1976 in the Greenville County R.M.C. Office in Deed Book 1038, at Page 560.

STATE OF SOUTH CAROLINA
RECORDS AND DEEDS COMMISSION
DOCUMENTARY
TAX \$ 188.00

Together with and including all buildings, all fixtures including but not limited to all plumbing, heating, lighting, ventilating, refrigerating, incinerating, air conditioning apparatus, and elevators (the mortgagor hereby declaring that it is intended that the items herein enumerated shall be deemed to have been permanently installed as part of the realty), and all improvements now or hereafter existing thereon; the hereditaments and appurtenances and all other rights thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, all rights of redemption, and the rents, issues, and profits of the above described property (provided, however, that the mortgagor shall be entitled to the possession of said property and to collect and retain the rents, issues, and profits until default hereunder). To have and to hold the same unto the mortgagee and the successors in interest of the mortgagee forever in fee simple or such other estate, if any, as is stated herein.

The mortgagor covenants that he is lawfully seized and possessed of and has the right to sell and convey said property; that the same is free from all encumbrances except as hereinabove recited; and that he hereby binds himself and his successors in interest to warrant and defend the title aforesaid thereto and every part thereof against the claims of all persons whomsoever.

This instrument is given to secure the payment of a promissory note dated August 11, 1983 in the principal sum of \$ 420,000.00, signed by the appropriate Officers in behalf of the mortgagor.