

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE
SER 30
JUN 11 1983

REC-1023-43501

**MORTGAGE
OF
REAL PROPERTY**

THIS MORTGAGE, executed the 30th day of September 1983 by TELETRONICS, INC. (hereinafter referred to as "Mortgagor") to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is Post Office Box 2568, Greenville, S.C., 29602.

WITNESSETH:

IN CONSIDERATION of the sum of Three Dollars (\$3.00) paid to Mortgagor by Mortgagee and in order to secure the payment of a promissory note including any renewal, extension or modification thereof (hereinafter referred to as the "Note"), dated September 30, 1983, to Mortgagee for the principal amount of FORTY-TWO THOUSAND FIVE HUNDRED & NO/100 Dollars, plus interest thereon and costs of collection, including attorneys' fees, and to further secure all future advances or re-advances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note or any renewal, extension or modification thereof or evidenced by any instrument given in substitution for said Note, Mortgagor has granted, bargained, sold and released to Mortgagee and the successors and assigns of Mortgagee, and by this Mortgage does grant, bargain, sell, and release to Mortgagee and the successors and assigns of Mortgagee, all the following real property (hereinafter referred to as the "Property"):

ALL that certain piece, parcel or tract of land situate, lying and being in Greenville County, S.C., on the eastern side of Batesville Road, containing 5.10 acres, being shown on a plat entitled "85 North Industrial Center, Lot 14" prepared by Freeland & Associates, dated August 17, 1983, recorded in the RMC Office for Greenville County, S.C., in Plat Book 9-X at Page 97, and having such metes and bounds as shown thereon.

This being the same property conveyed to the Mortgagor herein by deed of First Piedmont Mortgage Company, Inc., dated September 29, 1983, to be recorded of even date herewith.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RECORDED
INDEXED
STAMP
TAX \$17.00

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):

TO HAVE AND TO HOLD all and singular the Property unto Mortgagee and the heirs, successors or assigns of Mortgagee forever.

MORTGAGOR covenants that Mortgagor is lawfully seized of the Property in fee simple absolute, that Mortgagor has good right and is lawfully authorized to sell, convey or encumber the same, and that the Property is free and clear of all encumbrances except as expressly provided herein. Mortgagor further covenants to warrant and forever defend all and singular the Property unto Mortgagee and the heirs, successors or assigns of Mortgagee from and against Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of Mortgagor and Mortgagee, that if Mortgagor pays or causes to be paid to Mortgagee the debt secured hereby, the estate hereby granted

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