

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE, S.C.
JAN 31 1984
DEPUTY CLERK
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

OL 1645 PAGE 921

WHEREAS, H & W ELECTRICAL CORPORATION

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANK OF TRAVELERS REST

(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 FIFTY THOUSAND AND NO/100 (\$50,000.00)

----- Dollars (\$ 50,000.00) due and payable
in accordance with the terms and conditions of that real estate note of the above Mortgagor,
dated January 30, 1984

with interest thereon from date hereof as per the terms of said Note .

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, its successors and assigns:

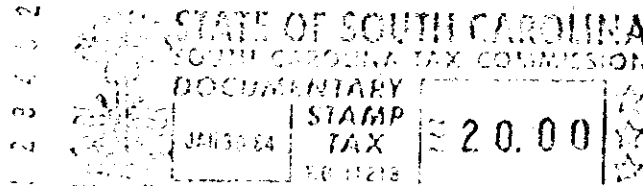
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville

ALL that piece, parcel or lot of land containing one acre, more or less, situate, lying and being on the northern side of Irene Circle in the County of Greenville, State of South Carolina being shown and designated on a survey for H & W Electrical, dated March 20, 1980, and being more particularly described as follows:

BEGINNING at an iron pin on the northern side of Irene Circle and running thence with said street N. 35-55 E. 100 feet to an iron pin; thence turning and running N. 5-22 W. 245.8 feet to an iron pin; thence turning and running S. 60-27 W. 266.8 feet to an iron pin; thence turning and running S. 45-20 E. 276.2 feet to the point of beginning.

Derivation: William J. Williams and Ruth B. Williams, Deed Book 1123, Page 957.

At the option of the mortgagee, the indebtedness secured hereby shall become due and payable if the mortgagor shall convey the mortgaged premises or if the title thereto shall become vested in any other person or party for any other reason whatsoever.



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 it 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.

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