

REAL ESTATE MORTGAGE

State of South Carolina,

County of GREENVILLE

VOL 1004 PAGE 91

RECORDED  
MAY 14 1984  
MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, today the said American Fittings, Inc., hereinafter called Mortgagor, in and by it's certain Note or obligation bearing even date herewith, stand indebted, firmly held and bound unto THE CITIZENS AND SOUTHERN NATIONAL BANK OF SOUTH CAROLINA, hereinafter called Mortgagee, in the full and just principal sum of One Hundred Ten Thousand and no/100----- Dollars (\$110,000.00), with interest thereon payable in advance from date hereof at the rate of \*\* % per annum; the principal of said note together with interest being due and payable in ( ) \*\*

\*\* SEE BELOW FOR PAYMENTS installments as follows:

Beginning on \*\* (Monthly, Quarterly, Semiannual or Annual), 19 \*\*, and on the same day of each \*\* period thereafter, the sum of \*\* Dollars (\$ )

and the balance of said principal sum due and payable on the \*\* day of \*\*, 19 \*\*.

The aforesaid payments are to be applied first to interest at the rate stipulated above and the balance on account of unpaid principal. Provided, that upon the sale, assignment, transfer or assumption of this mortgage to or by a third party without the written consent of the Bank, the entire unpaid balance of the note secured by this mortgage, with accrued interest, shall become due and payable in full or may, at the Bank's option, be continued on such terms, conditions, and rates of interest as may be acceptable to the Bank.

Said note provides that past due principal and/or interest shall bear interest at the rate of \*\* % per annum, or if left blank, at the maximum legal rate in South Carolina, as reference being had to said note will more fully appear; default in any payment of either principal or interest to render the whole debt due at the option of the mortgagee or holder hereof. Forbearance to exercise this right with respect to any failure or breach of the maker shall not constitute a waiver of the right as to any subsequent failure or breach. Both principal and interest are payable in lawful money of the United States of America, at

the office of the Mortgagee in Greenville, South Carolina, or at such other place as the holder hereof may from time to time designate in writing.

NOW, KNOW ALL MEN, that the said Mortgagor in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said Note; and also in consideration of the further sum of THREE DOLLARS, to the said Mortgagor in hand well and truly paid by the said Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents DO GRANT, bargain, sell and release unto the said Mortgagee the following described real estate, to-wit:

All that piece, parcel or tract of land, containing 18.157 acres, more or less, situate, lying and being at the intersection of U.S. Hwy. No. 276 and Scruggs Drive, near the City of Travelers Rest, County of Greenville, State of South Carolina, as shown on a plat entitled "Property of Abney Mills, Renfrew Plant", dated January, 1983, prepared by Dalton & Neves Co., Engineers, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 10-P at page 91, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin at the Southeastern corner of the intersection of U.S. Highway No. 276 and Scruggs Drive, and running thence with the Southeastern edge of the right of way for U.S. Highway NO. 276, the following courses and distances: S.65-08E., 109.7 feet to an iron pin, thence S.61-58E. 100 feet to an iron pin, thence S.58-50E., 100 feet to an iron pin, thence S.55-53E., 100 feet to an iron pin, thence S.52-50E., 100 feet to an iron pin, and thence S.48-50E., 165 feet to an iron pin; thence with the line of property now or formerly of Lillian Burns and of James A. Willis, S.53-41W., 636.4 feet to an iron pin at a stone; thence with the line of property now or formerly of Hallie Pawnee Leagle, S.52-55W., 861.9 feet to an iron pin; thence with the line of property now or formerly of Seth W. Scruggs, N.35-59W., 568.47 feet to an iron pin; thence with the line of property now or formerly of Mary Coleman Thomason and of Seth W. Scruggs, N.58-33E., 595.7 feet to an iron pin; thence N.41-51E.,

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