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GREENVILLE CO. S. C.

BOOK 1420 PAGE 153

HORTON, DRAWDY, MARCHBANKS, ASHMORE, CHAPMAN & BROWN, P.A. 307 PETTIGRU ST., GREENVILLE, S.C. 29603

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE BOOK 54 PAGE 620
TO ALL WHOM THESE PRESENTS MAY CONCERN:

Harrison Electrical Constructors
P.O. Box 568
Pelham Road, 29602

WHEREAS, Pelham Properties, a general partnership
(hereinafter referred to as Mortgagee) is well and truly indebted unto Harrison Electrical Constructors, Inc.---

and note of February 2, 1976,
(hereinafter referred to as Mortgage) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated
herein by reference, in the sum of Sixty-Eight Thousand Eight Hundred Fifty-Nine and 11/100---
Dollars (\$68,859.11) due and payable
upon demand. The within mortgage is to secure a note of Fifty-Nine Thousand
Eight Hundred Fifty-Nine and 11/100 (59,059.11)

BEGINNING at a point on the southerly side of Pelham Road, in line of property now
or formerly of Garrett, at or near the intersection of S. C. Highway S. 23-164
with Pelham Road and running thence along line of Garrett property and line of
property of Byars, S. 33-00 W., 454.8 feet to oak tree in line of property now
or formerly of McCall Mfg. Co.; thence running along the line of said property,
S. 41-30 W., 150 feet to a point; thence turning and running along the line of
property conveyed heretofore to A/E, Inc., and others, N. 50-52 W., 413.06 feet
to a point; thence turning and running along line of property of A/E, Inc., et al,
N. 11-38 E. 550 feet to a point on the southerly side of Pelham Road; thence
turning and running along the southerly side of Pelham Road the following courses
and distances, to-wit: S. 75-47 E., 80.09 feet; S. 70-55 E., 150 feet; S. 61-36
E., 150 feet; S. 53-07 E., 150 feet; S. 48-32 E., 111.9 feet to the point of
beginning.

This is the same property conveyed to Mortgagee by Robert M. Campbell, related c/18/15/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100
Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and
of all 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 such 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 Mortgagee covenants that it is lawfully seized of the premises hereinabove described, to the simple, absolute, that it has good right and
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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and
against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagee further covenants and agrees as follows:
(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for
the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also
secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagee by the Mortgagee so
long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest
at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.
(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time
to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or
in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be
held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay
all premiums therefor when due, and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does
hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on
the Mortgage debt, whether due or not.

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