

MASS, FOSTER & RICHARDSON, ATTORNEYS AT LAW, GREENVILLE, S.C.  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
JUN 17 10 57 AM '74  
DORRIS S. TANKERSLEY  
R.H.C.

70 MAR 598  
1500 7

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

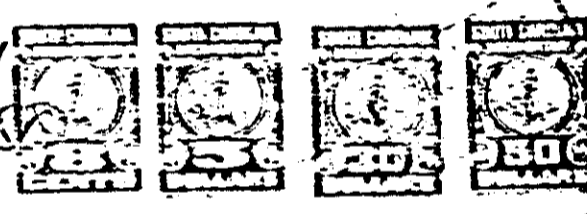
WHEREAS, Teachey Mechanical, Inc.

Hereinafter referred to as Mortgagee) is well and truly indebted unto J. Robert Martin 703-7350

Hereinafter referred to as Mortgagee) 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 -----  
Two Hundred Twelve Thousand Six Hundred Twenty Five and No/100 Dollars (\$ 212,625.00) Due and payable

N. 48-56 E. 756 feet to an iron pin; thence running N. 41-54 W. 450.1 feet to a point on a branch (old run of branch as line); thence following branch S. 20-20 W. 109.5 feet along said branch to a point; thence running S. 0-02 E. 194 feet to a point on said branch; thence running S. 15-48 W. 86.8 feet to center of Harrison Bridge Road; thence continuing along the center of Harrison Bridge Road, N. 69-13 W. 128.3 feet to a point; thence with said Road, N. 58-17 W. 154.2 feet to a point; thence N. 61-47 W. 100 feet to a point; thence N. 67-16 W. 100 feet to a point; thence N. 73-12 W. 100 feet to a point; thence N. 75-42 W. 214.5 feet along said Road to a point; thence with said Road N. 75-24 W. 697.25 feet to a point; thence continuing with said Road N. 78-07 W. 143.9 feet to a point; thence continuing with said Road N. 78-07 W. 143.9 feet to a point; thence running N. 10-00 W. 1,078.9 feet to an iron pin at the corner of property of Seller and property now or formerly belonging to Trumax, Inc.; thence running N. 58-37 E. 1,357.4 feet to an iron pin on the right-of-way of U. S. Highway No. 276, the point of beginning. Said tract contains 63.25 acres.

*APPROVED AND FORWARDED:*  
*J. Robert Martin*  
*16th day of April 1974*  
39543  
APR 16 1974



TOGETHER WITH ALL AND SINGULAR RIGHTS, MEMBERSHIPS, BENEFITS, AND APPURTENANCES TO THE SAME BELONGING IN ANY WAY INCIDENT OR APPERTAINING, AND OF ALL THE REAL, PERSONAL AND GOODS WHICH MAY NOW OR BE HAD THEREON, AND INCLUDING ALL HEATING, PLUMBING, AND LIGHTING FIXTURES NOW OR HEREAFTER ATTACHED, CONNECTED, OR FIXED THEREIN IN ANY MANNER, IT BEING THE INTENTION OF THE PARTIES HERETO THAT ALL SUCH FIXTURES AND EQUIPMENT, OTHER THAN THE SMALL 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 hereinafore 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 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 favor 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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