

GREENVILLE, S. C.

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BOOK 1198 PAGE 98

MORTGAGE OF REAL ESTATE BY A CORPORATION

Offices of Kendrick, Stephenson & Johnson, Attorneys at Law, Greenville, S. C.

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

INDUSTRIAL BURNERS, INC.,

(herein called mortgagor) SENDS GREETING:

WHEREAS, the said mortgagor, Industrial Burners, Inc.

a corporation chartered under the laws of the State of South Carolina, is well and truly indebted

to the mortgagee, THE PEOPLES NATIONAL BANK, GREENVILLE, S. C.

in the full and just sum of Thirty Thousand and no/100 (\$30,000.00)

Dollars, in and by its certain promissory note in writing, of even date herewith, due and payable as follows:

Seven Hundred Fifty and no/100 (\$750.00) Dollars to principal three (3) months from date, and a like amount to principal each and every quarter thereafter until paid in full, the maker reserving the right to prepay the entire balance on any payment date without penalty or fee,

with interest from _____ date _____, at the rate of seven and one-half (7½) percentum until paid; interest to be computed and paid quarterly

until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of its interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses, including ten per cent of the indebtedness as attorney's fee, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

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 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 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 said

THE PEOPLES NATIONAL BANK, GREENVILLE, S. C., its successors and assigns:

Parcel No. 1: All that certain piece, parcel or tract of land, with the buildings and improvements thereon, lying and being on the westerly side of Laurens Road, in the City of Greenville, S. C., and being shown on a plat made by Dalton & Neves, dated May, 1964, entitled "Property of H. Ansley Bruce, Trustee," and recorded in the RMC Office for Greenville County, S. C. in Plat Book FFF, page 125, reference to which plat is hereby craved for a metes and bounds description thereof, and being the same property this day conveyed to the mortgagor herein by H. Ansley Bruce, Trustee, by deed to be recorded.

Parcel No. 2: All that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the westerly side of Laurens Road, in the City of Greenville, S. C., and being shown on the plat prepared by R. K. Campbell, dated April 30, 1965, entitled "Property of H. Ansley Bruce, Trustee", and recorded in the RMC Office in Plat Book III, page 109, reference to said plat being hereby craved for

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