

MORTGAGE OF REAL ESTATE- Ashmore
STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE, S. C.
JUL 16 3 40 PM '73
DOUGLASS S. TANKERSLEY
R.H.C.

BOOK 1284 PAGE 571

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, **Messer Products, Inc., a corporation**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **The Bank of Greer**

(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 **Forty Five Thousand Five Hundred and 00/100** -----

----- Dollars (\$ **45,500.00**) due and payable in monthly payments of \$423.59, due on the first day of each month, commencing with the month of September, 1973, and a like payment each month thereafter until paid in full, said payments to be applied first to interest, then to principal, until paid in full. Interest is payable in arrears.

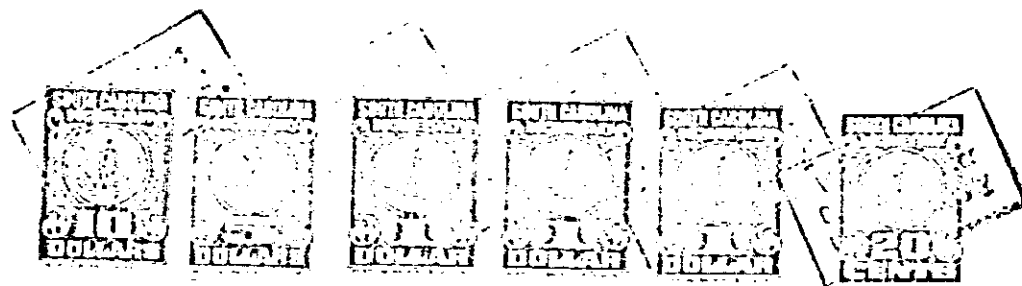
with interest thereon from date at the rate of **7 3/4** per centum per annum, to be paid monthly

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, more particularly described as follows:

BEGINNING at a right of way marker on the West side of School Street, said right of way marker being located North 21-13 West, 168.3 feet from an iron pin at the North-east boundary of Southern Railway right of way, and running thence South 71-15 West 225 feet to an iron pin; thence South 21-13 East 70 feet to a point; thence North 71-15 West 225 feet to a point on the West side of School Street, said point being North 21-13 West 98.3 feet from the BEGINNING corner; thence along the West side of School Street, North 21-13 West 70 feet to the point of the right of way marker, the point of BEGINNING.



Together with all and singular rights, incidents, benefits, 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 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 Mortgagor 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 otherwise dispose of the premises here 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 Mortgagee and all persons claiming or lawfully claiming the same or any part thereof.

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