

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

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

WHEREAS, SOUTHEASTERN SPRINKLER CO., INC., a corporation organized and existing under the laws of the State of South Carolina, (hereinafter referred to as Mortgagor) is well and truly indebted unto

COMMUNITY BANK

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, in the sum of:

One Hundred Twenty-Five Thousand and No/100----- Dollars  
(\$125,000.00) due and payable as provided for under the terms and conditions of said note, which are incorporated herein by reference and made a part hereof as though they set forth herein, with interest thereon from date as provided in said note to be paid as provided for in said note; and,



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 piece, parcel or lot of land, located, lying and being in the County of Greenville, State of South Carolina, near the City of Greenville, and having, the following metes and bounds, to wit:

BEGINNING at the intersection of the westerly right of way boundary of Southern Railway Company's lead tract with the southerly boundary of Ashmore Branch Road, also known as State Route 331, said intersection being 25 feet westwardly from the center line of the said lead tract, measured at a right angle and 33 feet southwardly from the center line of said Ashmore Branch Road, measured at a right angle and running thence S. 22-08 E. along the westerly right of way boundary of said lead tract being at all points 25 feet westwardly, measured at right angles from the center line of said lead tract 1046.79 feet; thence along the curve to the left (radius 598.69 feet) (chord N. 81-10'16" W. 715.23 feet) 766.53 feet; thence N. 26-19'10" W. 680.64 feet to the southerly boundary of said Ashmore Branch Road to a point which is 33 feet measured at a right angle from the center line of said Ashmore Branch Road; thence N. 67-52 E., along the southerly boundary of Ashmore Branch Road, which is parallel to and at all points 33 feet southwardly from the center line of Ashmore Branch Road 663 feet, more or less, to the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of Georgia Industrial Realty Company, dated September 24, 1970, and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 903 at page 69.

LESS HOWEVER:

All that piece, parcel or lot of land, located, lying and being in the County of Greenville, State of South Carolina, near the City of Greenville, and having, the following metes and bounds, to wit:

BEGINNING at an iron pin on the south side of S.C. Highway 331 (also known as Ashmore Branch Road) at the northeastern corner of the within tract at a railroad siding and running thence S. 6-19'10" W. 450 feet to a point with other property of the mortgagor; thence N. 67-52 E. 340 feet to a point; thence N. 6-9'10" W. 450 feet to

continued on attachment - - -

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 Mortgagor covenants that it is lawfully seized of the premises hereinabove 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 Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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