

Greer Federal Savings & Loan Association
P. O. Box 969 GREENVILLE CO. S. C.
Greer, S. C.

BOOK 1393 PAGE 949

MORTGAGE

APR 6 3 49 PM '77

DONNIE S. TANKERSLEY

THIS MORTGAGE is made this 6th day of April, 1977,
between the Mortgagor, Commercial Air Condition Service, Inc. (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

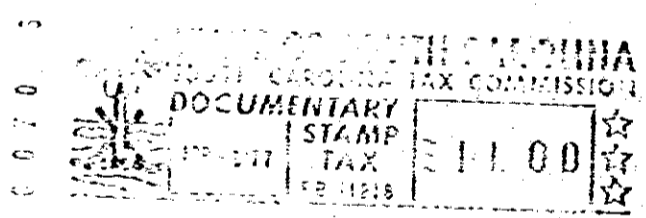
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-seven Thousand Five Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 6, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 1987.

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that piece, parcel or lot of land, located, lying and being in the County of Greenville, State of South Carolina, shown and designated as Lots Nos. 2 and 3 on plat entitled "Property of G. R. Lampe", recorded in the R.M.C. Office for Greenville County in Plat Book B at Page 193 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Hampton Avenue Extension, also known as Cedar Lane Road at the corner of Lot 1 and running thence N. 53-15 E., 140 feet to an iron pin; thence S. 35-45 E., 63 feet to an iron pin; thence N. 53-15 E., 118 feet to an iron pin; thence S. 35-45 E., 69 feet to an iron pin; thence S. 53-15 W., 258 feet to an iron pin on the northeastern side of Hampton Avenue Extension; thence with said Hampton Avenue Extension, N. 35-45 W., 132 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of H. E. Peterson, as Trustee of Pension and Profit Sharing Plan of Commercial Air Condition Service, Inc. recorded in the R.M.C. Office for Greenville County April 6, 1977 in Deed Book 1054 at Page 203.



which has the address of 1414 Hampton Avenue Extension Greenville
(Street) (City)
South Carolina (herein "Property Address");
(State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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