

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

Ex. A atch. 2

MORTGAGE OF REAL ESTATE

VOL 1634 PAGE 151

FILED
GREENVILLE CO. S.C.

WHOM THESE PRESENTS MAY CONCERN:

NOV 4 2 09 PM '83

WHEREAS, Blue Ridge Reed ~~BOWNE~~ ^{GREENVILLE} ~~SO. S. CO.~~ ^{R.M.C.} ~~INC.~~ ^{INC.} (aka Southern Reed & Wire, Inc.)
(hereinafter referred to as Mortgagor) is well and truly indebted unto Douglas F. Dent, Esquire

(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 Seven Thousand Four Hundred Fifty and 68/100 Dollars (\$ 7,450.68) due and payable

according to the terms of that certain Confession of Judgment with Settlement Agreement ("Agreement") and Promissory Note contained therein in favor of mortgagee

with interest thereon from the 91st day after execution at the rate of 14 per centum per annum, to be paid:

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

ALL that certain piece, parcel or lot of land, with improvements thereon, in Chick Springs Township, Greenville County, State of South Carolina, and being shown on a plat entitled "Property of Southern Reed & Wire, Inc.", prepared by Freeland & Associates, dated September 3, 1980 to be recorded herewith. According to said plat the property has the following metes and bounds, to WIT:

BEGINNING at a new iron pin which is located on the North side of Hillrose Avenue, which intersects at the eastern side of a 20 foot alley and running thence along said alley N 29-55 E 118.6 feet to a new iron pin; thence N 60-14 W 20.0 feet to an old iron pin; thence N 28-32 E 75.0 feet to a new iron pin; thence N 28-32 E 99.3 feet to a new iron pin; thence S 60-18 E 175.5 feet to an old iron pin; thence S 28-32 W 174.5 feet to an iron pin; thence S 28-32 W 121.2 feet to an iron pin of Hillrose Avenue; thence along N side of said avenue N 59-19 W 158.5 feet to the point of beginning;

With aforesaid property now reflecting a mortgage in favor of Southern Bank and Trust Company of Greenville, S.C., dated September 4, 1980;

Derivation: Murray Real Estate Inc., Sept. 4, 1980, Deed Book 1132 - Page 580

RECORDED
GREENVILLE COUNTY, S.C.
NOV 10 1983
STAMP \$ 03.00

Together with all and singular rights, members, hereditaments, 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 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.

GREENVILLE OFFICE SUPPLY CO. INC.

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