

LOAN AMOUNT \$10,000

State of South Carolina)
County of Greenville)

Third Party Mortgage
FILED
JAN 24 1984
S.C.

VOL 1645 PAGE 162

Words Used In This Document

- (A) Mortgage—This document, which is dated January 20, 1984, will be called the "Mortgage".
- (B) Borrower—Compressed Air Services, Inc. will be called "Borrower" and refers to the person(s) who signed the Note.
- (C) Mortgagor—Helen M. Turner formerly Helen M. Kelly will sometimes be called "Mortgagor" and sometimes simply "I", "Me", "my", "mine", "myself", and "us" refer to the Mortgagor.
- (D) Lender—The South Carolina National Bank will be called "Lender" and sometimes simply "you". "Your" and "yours" refer to Lender. Lender is a national banking association which was formed and which exists under the laws of the United States of America.

Lender's address is 15 South Main Street Greenville, S.C. 29602

- (E) Note—The notes note agreement(s) or loan agreement(s) signed by Borrower and dated 1/20 1984, will be called the "Note". The Note shows that the Borrower has promised to pay Lender

\$20,000.00 Dollars plus finance charges or interest at the rate of as set forth in the notes *see below

_____ Dollars plus a finance charge of _____ Dollars

which the Borrower has promised to pay in full by _____
 If this box is checked, finance charges or interest under the Note will be deferred, accrued, or capitalized.

- (F) Property—The property that is described below in the section entitled "Description Of The Property" will be called the "Property".

My Transfer To You Of Rights In The Property

On this date, because you loaned the Borrower the money for which the Borrower gave you the Note, I mortgage, grant and convey the Property to you, your successors and assigns, subject to the terms of this Mortgage. This means that by signing this Mortgage, I am giving you those rights that are stated in this Mortgage and also those rights that the law gives to lenders who hold mortgages on real property. I am giving you these rights to protect you from possible losses that might result if:

- (A) the Borrower fails to pay all the amounts that the Borrower owes you as stated in the Note and any future advances made under Paragraph 17 of this Mortgage.
 - (B) the Borrower fails to keep all of the other promises and agreements under the Note.
 - (C) I fail to keep the promises and agreements which I make in this Mortgage.
- This Mortgage secures any renewals, extensions, and/or modifications of the Note.

Description Of The Property

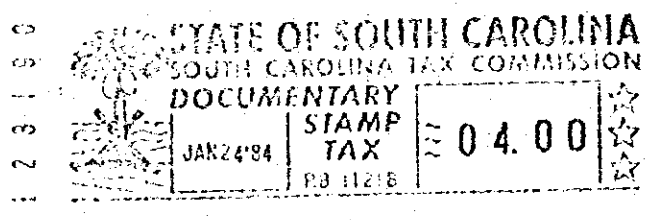
- (A) The Property which I mortgage, grant, and convey to you, your successors and assigns, is located in Greenville County and has the following legal description:

ALL that certain tract of land situate in Greenville County, State of South Carolina, containing 4.00 acres and shown on a plat prepared by Robert R. Spearman, R.S., Easley, South Carolina, and to be recorded herewith, and having the following metes and bounds, to wit:

BEGINNING at an iron pin in the center of a paved road at the joint front corner of lands owned by Stewart and running thence N. 71-59 W. 20.8 feet to an iron pin; continuing thence along the line of property owned by Stewart N. 71-59 W. 424.0 feet to an iron pin; thence along the line of property owned by Lennie R. and W. W. Wood N. 36-25 E. 660.1 feet to an iron pin; thence running along the line of property owned now and formerly by Watts S. 14-04 E. 549.9 feet to an iron pin;
(continued on attached sheet)

*which principal amount may vary from time to time by increases up to \$20,000 and decreases down to no outstanding principal /or accrued interest and regardless of the amount outstanding at any time, if any, it is the intention of the mortgagor and Lender that this Mortgage shall remain in effect until everything owed under the Notes has been fully paid, all promises fully performed and the notes are legally terminated in accordance with their terms.

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The Property also includes the following:

- (B) All buildings and other improvements that are located on the property described in paragraph (A) of this section;
- (C) All rights in other property I have as owner of the property described in paragraph (A) of this section. These rights are known as "easements, rights and appurtenances attached to the property";
- (D) All rents or royalties from the property described in paragraph (A) of this section;
- (E) All mineral, oil and gas rights and profits, water, water rights and water stock that are part of the property described in paragraph (A) of this section;
- (F) All rights that I have in the land which lies in the streets or roads in front of, or next to, the property described in paragraph (A) of this section;

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