

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
R.M.C.  
12 22 1971

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

WHEREAS, Masters Security Systems, Inc.  
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto William Clyde Bates and Marianna Roper Hodge

(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 Fifteen Thousand and No/100-----

-----Dollars (\$ 15,000.00 ) due and payable

as provided for in Promissory Note executed of even date herewith, the terms of which are incorporated herein by reference thereto.

~~with interest thereon~~ ~~xxxxxx~~ ~~xxxxxx~~

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, the Mortgagee's heirs, 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 tract of land situate, lying and being in the County of Greenville, State of South Carolina, in Bates Township, being known and designated as Lot No. 4 and having the following metes and bounds, to-wit:

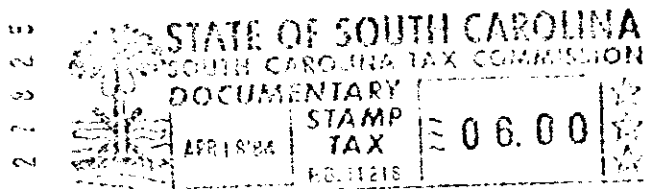
BEGINNING on a stake on the river and thence up the river as the line N. 22 W. 560 feet to a bend in the river; thence N. 14 E. 680 feet to the corner of bridge on the west side of Geer Highway; thence down the road as the line S. 58-30 E. 323 feet to a bend in the road; thence S. 47-45 E. 200 feet to a bend; thence S. 42-30 E. 100 feet to a bend; thence S. 39-30 E. 562 feet to a stake on the west side of Geer Highway; thence S. 64-30 W. 838 feet to a stake on the river, the beginning corner; containing 14.70 acres, more or less.

LESS, HOWEVER, that certain 3.75 acre tract previously conveyed to P. A. Fowler, Jr. by deed recorded in the RMC Office for Greenville County in Deed Book 528 at Page 122 on June 21, 1955 and that certain 4.15 acre tract previously conveyed to Ralph Hollen Orr by deed of William C. Bates and Mary Ellen Roper recorded in the RMC Office for Greenville County in Deed Book 913 at Page 537 on April 27, 1971.

THIS is the same property as that conveyed to the Mortgagor herein by deed of William Clyde Bates and Marianna Roper Hodge recorded in the RMC Office for Greenville County of even date herewith.

THE mailing address of the Mortgagees herein is: Mr. William Clyde Bates  
Route 2, Box 214  
Travelers Rest, South Carolina 29690

Mrs. Marianna Roper Hodge  
301 Zion Hill Road  
Spartanburg, South Carolina 29302



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 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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